

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, September 28, 2010

AGENDA

Peter Minotti, Chairman
Patricia Brill
James Grunert
Stephen R. MacIntyre
Lawrence Neill
Rick Page
Devon Van Vechten
William Walker, Esquire

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: September 14, 2010

APPLICATIONS:

Application No. 10-085 **VP Supply Corporation Wind Turbine Project** – For final site plan approval to install a 10 KW wind turbine with three (3) 14' blades on top of a self-supporting tower which is to be placed on a 23' x 23' concrete foundation on approximate 4.1 acre parcel of land known as 1140 Lehigh Station Road in an Industrial Zoned District. Tax Account No. 175.11-1-9. **(SEQRA)**

Application No. 10-086 **Collegetown Clubhouse** – For final site plan approval to construct a new 6,000 S.F. clubhouse on approximate 1.13 acre parcel of land known as 300 Park Point Drive, Suite 108 in an Industrial Zoned District. Tax Account No. 161.01-1-7.22. **(SEQRA)**

Discussion Items: Planning Board to consider granting an additional extension of time for Application No. 09-014 – St. John's Greenhouse Project. Planning Board site plan approval was granted on March 24, 2009. The six month extension which was granted on April 13, 2010 will expire on October 13, 2010.

Note: Applicants must have a representative available at the time the application is called. If the meeting should run past 12:00 a.m. (midnight), the Chairman may temporarily adjourn the meeting. The meeting will reconvene on **Tuesday, October 5, 2010 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
SEPTEMBER 28, 2010**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 28, 2010 was called to order at 7:00 P.M.

MEMBERS PRESENT

Peter Minotti, Chairman
Devon Van Vechten, Vice Chairman
Patricia Brill
James Grunert
Stephen R. MacIntyre
Lawrence Neill
M. Rick Page

STAFF PRESENT

Mark Byrne, Director of Engineering and Planning
Christopher Martin, Corneles Engineering, Consultant to the Town
William Walker, Esquire

The first item on the agenda is the Regular Meeting Minutes of September 14, 2010, which will be Tabled until the next meeting.

On motion of
M. Rick Page

Seconded by
Lawrence Neill

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 10-085

VP Supply Corporation Wind Turbine Project –

For final site plan approval to install a 10 KW wind turbine with three (3) 14' blades on top of a self supporting tower, which is to be placed on a 23' x 23' concrete foundation on an approximate 4.1 acre parcel of land known as 1140 Lehigh Station Road, in an Industrial Zoned District. Tax Account No. 175.11-1-9.
(SEQRA)

With regard to Application No. 10-085, SEQRA review indicates the Action under consideration is an Unlisted Action as per Section 617.7 (c)(1)(viii). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will not have a significant effect on the environment and that a draft Environmental Impact Statement will not be required.

The Action under consideration is a Site Plan Application by VP Supply Corporation. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval to install a 10 KW wind turbine with three (3) 14' blades on top of a self supporting tower, which is to be placed on a 23' x 23' concrete foundation on an approximate 4.1 acre parcel of land known as 1140 Lehigh Station Road, in an Industrial Zoned District..

All relevant areas of environmental concern were identified. Evaluation and examination were carefully made in relation of the existing conditions versus the proposed site improvements. It has been determined that there will be no adverse environmental effect as a result of the proposed Action.

Peter Minotti therefore made the motion that the Henrietta Planning Board make a Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Devon Van Vechten seconded the motion.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Devon Van Vechten

Seconded by
M. Rick Page

The Henrietta Planning Board motioned to approve final site plan approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering and Planning.

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.

- 2.) The color of the tower will be galvanized steel and will always remain that color. The fiberglass wind turbine will be colored as shown on submitted photos.
- 3.) The Applicant agrees to a third party inspection report every three (3) years, and submitted to the Town's Building Department.

Discussion: Lawrence Neill questioned a comment submitted from Mark Byrne with respect to General Comment # 4 with regards to the storage of piping supplies above the existing fence, the fence being installed without a permit, and the existing fence encroaching on the Town drainage easement. The Applicant will address this issue with the property owner.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	No
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 10-086

Collegetown Clubhouse – For final site plan approval to construct a new 6,000 S.F. clubhouse on an approximate 1.13 acre parcel of land known as 300 Park Point Drive, Suite 108 in an Industrial Zoned District. Tax Account No. 161.01-1-7.22. **(SEQRA)**

With regard to Application No. 10-086, SEQRA review indicates the Action under consideration is an Unlisted Action as per Section 617.7 (c)(1)(viii). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will not have a significant effect on the environment and that a draft Environmental Impact Statement will not be required.

The Action under consideration is a Site Plan Application by Wilmorite, Inc. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval to construct a new 6,000 square feet clubhouse on an approximate 1.13 acre parcel of land known as 300 Park Point Drive, Suite 108, in an Industrial Zoned District.

All relevant areas of environmental concern were identified. Evaluation and examination were carefully made in relation of the existing conditions versus the proposed site improvements. It has been determined that there will be no adverse environmental

effect as a result of the proposed Action.

Peter Minotti therefore made the motion that the Henrietta Planning Board make a Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Stephen R. MacIntyre seconded the motion.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
James Grunert

Seconded by
Devon Van Vechten

The Henrietta Planning Board motioned to approve final site plan approval, subject to the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering and Planning.

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 2.) The Henrietta Planning Board approved metal halide lighting with shields for the pool and athletic areas only.
- 3.) The HVAC units will be roof mounted, screened, and not able to be seen from ground level.
- 4.) The Applicant agrees to add to and enhance the landscaping on the berm adjacent to Jefferson Road. (North side of this Project.)

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Discussion Item:

Planning Board to consider granting an extension of time for Application No. 09-014 – St. John’s Greenhouse Project. Planning Board site plan approval was granted on March 24, 2009. The sixth month extension, which was granted on April 13, 2010, will expire on October 13, 2010.

On the motion of
Stephen R. MacIntyre

Seconded by
Patricia Brill

- Motion to extend Approval to April 13, 2011.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Lawrence Neill and passed unanimously at 8:40 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk