

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, February 22, 2011

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: January 25, 2011

APPLICATIONS:

Application No. 10-105 **Asia Food Market Expansion** - For final site plan approval to construct a 15,173 square foot building addition to the existing building on existing 2.24 acres of land located at 1885 Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 148.20-1-15.1. **(SEQRA)**

Application No. 10-057 **Jay Scutti Plaza South R.O. – Outparcel Building** – For revised final site plan approval to construct a new one story outparcel building for a 3,000 square foot bank with drive-thru with approximately 4,750 square foot for retail/office on approximate 13.03 acre parcel of land known as 1000 Hylan Drive in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9. **(SEQRA)**

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 **March 1, 2011 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
FEBRUARY 22, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 22, 2011 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
Terry Ekwel, Fire Marshal

The first item on the agenda is the Regular Meeting Minutes of January 25, 2011, as presented.

On motion of
Patricia Brill

Seconded by
Stephen R. MacIntyre

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. 10-105 Asia Food Market Expansion – For final site plan approval to construct a 15,173 square foot building addition to the existing building on an existing 2.24 acres of land located at 1885 Brighton-Henrietta Town Line Road, in an Industrial Zoned District. Tax Account No. 148.20-1-15.1. **(SEQRA)**

With regard to Application No. 10-105, 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 Mr. Rocky Ren. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval to construct a 15,173 square foot building addition to the existing building on an existing 2.24 acres of land located at 1885 Brighton-Henrietta Town Line Road, in an Industrial Zoned District. Tax Account No. 148.20-1-15.1.

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. James Grunert 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
M. Rick Page

Seconded by
Devon Van Vechten

The Henrietta Planning Board moved/made a motion for 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/Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) The Applicant has responded to the previous comments in writing.

- 2.) The Applicant agrees to address the new comments issued by the Director of Engineering/Planning, consultants, and staff.
- 3.) There will be forty-eight (48) parking spaces with twenty-two (22) being land banked.
- 4.) The Applicant agrees to add a security light in the eastern parking lot.
- 5.) This approval is conditional pending obtaining a Certificate of Compliance, and approval from Zoning Board of Appeals for reduction in the number of parking spaces.

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. 10-057 Jay Scutti Plaza South R.O. – Outparcel Building - For a revised final site plan approval to construct a new one story outparcel building for a 3,000 square foot bank with drive-thru with approximately 4,750 square foot for retail/office on an approximate 13.03 acre parcel of land known as 1000 Hylan Drive, in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9. **(SEQRA)**

With regard to Application No. 10-057, 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 Dale Scutti. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for a revised final site plan approval to construct a new one story outparcel building for a 3,000 square foot bank with drive-thru with approximately 4,750 square foot for retail/office on an approximate 13.03 acre parcel of land known as 1000 Hylan Drive, in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9.

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. Patricia Brill 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
Stephen R. MacIntyre

Seconded by
James Grunert

The Henrietta Planning Board moved/made a motion for 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/Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENT:

- 1.) The Applicant can address all comments presented.

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	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by James Grunert and passed unanimously at 7:45 p.m.

PB February 22, 2011

Respectfully submitted,

Leann C. Case
Deputy Town Clerk