

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, August 9, 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: July 12, 2011

Application No. 11-010 **O'Connor Chevrolet Modifications** – For final site plan approval of façade and site modifications, including removal of small portion of lawn for additional customer parking and display, on building located on 5.517 acre parcel of land located at 3850 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.15-1-17.

Application No. PB-221.9 **The Preserve Subdivision – Section 9** - For final subdivision approval of proposed 25 lot subdivision on approximately 13.30 acres of open space connecting to and extending York Bay Trail in a R-2-15 Zoned District. Tax Account No. 160.03-02-015.111.

DISCUSSION: **St. John's Green House Project** – Planning Board to consider granting an extension of time for Application No. 09-014 – St. John's Green House Project. Planning Board site plan approval was granted on March 24, 2009 and a six-month extension was granted on September 28, 2010.

DISCUSSION: **Lehigh Park** – Proposed revision to existing handicapped parking spaces at property located at 1260 Lehigh Station Road. Tax Account No. 175.12-1-6.

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 **August 16, 2011 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
AUGUST 9, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, August 9, 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

Christopher Martin, Vanguard Engineering, Consultant to the Town
William Walker, Esquire
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of July 12, 2011, as presented.

On motion of
Lawrence Neill

Seconded by
Patricia Brill

Duly put to a vote:

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|-------------------------|--------|-----|
| 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. 11-010

O'Connor Chevrolet Modifications – For final site plan approval of façade and site modifications, including removal of a small portion of lawn for additional customer parking and display, on a building located on a 5.517 acre parcel of land, located at 3850 West Henrietta Road, in a Commercial B-1 District. Tax Account No. 161.15-1-17.

With regard to Application No. 11-010, 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 O'Connor Chevrolet. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of façade and site modifications, including removal of a small portion of lawn for additional customer parking and display, on a building located on a 5.517 acre parcel of land, located at 3850 West Henrietta Road, in a Commercial B-1 District. Tax Account No. 161.15-1-17.

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:

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|-------------------------|--------|-----|
| 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
Patricia Brill

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 Acting Town Engineer, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

1. The Applicant agrees to address all comments presented by the Acting Town Engineer, consultants, and staff.
2. There may be some pole or building mounted light added to this Project. Any approval will be conditioned on the Acting Town Engineer approving that lighting before construction begins.
3. This Project reduces the amount of green space from fifteen percent (15%) to 12.5 percent, and the Planning Board is requesting the Applicant return with an enhanced landscaping plan to be approved by the Planning Board Chairman, and designees of his choice, and to be done administratively.

Duly put to a vote:

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|-------------------------|--------|-----|
| 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. PB-221.9

The Preserve Subdivision – Section 9 - For final subdivision approval of a proposed 25 lot subdivision, on approximately 13.30 acres of open space connecting to and extending York Bay Trail, in a R-2-15 Zoned District. Tax Account No. 160.3-2-15.111.

On the motion of
Devon Van Vechten

Seconded by
Stephen R. MacIntyre

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 Acting Town Engineer, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENT:

1. The Applicant agrees to address all comments presented by the Acting Town Engineer, consultants, and staff.

Duly put to a vote:

| | | |
|----------------------|--------|-----|
| Patricia Brill | voting | Aye |
| James Grunert | voting | Aye |
| Stephen R. MacIntyre | voting | Aye |

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|-------------------------|--------|-----|
| Lawrence Neill | voting | Aye |
| M. Rick Page | voting | Aye |
| Devon Van Vechten | voting | Aye |
| Peter Minotti, Chairman | voting | Aye |

Motion Carried

Discussion Item: **St. John’s Green House Project** - Planning Board to consider granting an extension of time for Application No. 09-014 – St. John’s Green House Project. Planning Board site plan approval was granted on March 24, 2009 and a six-month extension was granted on September 28, 2010.

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| On the motion of James Grunert | Seconded by Devon Van Vechten |
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- Motion to extend Approval to February 8, 2012.

Duly put to a vote:

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| 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: **Lehigh Park** - Proposed revision to existing handicapped parking spaces at property located at 1260 Lehigh Station Road. Tax Account No. 175.12-1-6.

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| On the motion of M. Rick Page | Seconded by Devon Van Vechten |
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- Motion to Approve.

Duly put to a vote:

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|-------------------------|--------|-----|
| 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

A motion to adjourn was made by Devon Van Vechten and passed unanimously at 8:00 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk