

TOWN OF HENRIETTA PLANNING BOARD

January 10, 2012

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

PUBLIC HEARINGS:

Application No. PB-289 **The Shops at BHTL Road Resubdivision** – For preliminary subdivision approval of a proposed 2 lot resubdivision for properties located on an existing 3.715 acres parcel of land located on Brighton-Henrietta Townline Road and Systems Road in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, 7, 8, 9, 10 and 19.

ROLL CALL:

MINUTES: December 13, 2011

APPLICATIONS:

Application No. PB-289 **The Shops at BHTL Road Resubdivision** – For preliminary subdivision approval of a proposed 2 lot resubdivision for properties located on an existing 3.715 acres parcel of land located on Brighton-Henrietta Townline Road and Systems Road in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, 7, 8, 9, 10 and 19. **(SEQRA)**

Application No. 11-016

The Shops at BHTL Road - For final site plan approval to construct a new 17,830 S.F. building on an approximate 1.758 acres parcel of land located on Brighton-Henrietta Townline Road in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, 7, 8, 9, 10 and part of 149.18-1-19 (**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 **January 17, 2012 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JANUARY 10, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 10, 2012 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
Matthew Borkowski

STAFF PRESENT

Christopher Martin, Director of Engineering and Planning
William Walker, Esquire
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of December 13, 2011, as presented.

On motion of
Patricia Brill

Seconded by
James Grunert

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. PB-289 The Shops at BHTL Road Resubdivision – For preliminary subdivision approval of a proposed 2 lot resubdivision for properties located on an existing 3.715 acre parcel of land located on Brighton-Henrietta Townline Road and Systems Road, in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and -19. **(SEQRA)**

With regard to Application No. PB-289, 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 Re-Subdivision Plan Application by Mascia Development, LLC. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a proposed 2 lot resubdivision for properties located on an existing 3.715 acre parcel of land located on Brighton-Henrietta Townline Road and Systems Road, in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and -19.

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:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	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

A motion for preliminary subdivision approval was made and is 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.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye

James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
Devon Van Vechten

A motion for final subdivision approval was made and is 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 REQUIREMENT:

- 1.) There are no comments, at this time, from any of the Planning Board members.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 11-016 The Shops at BHTL Road - For final site plan approval to construct a new 17,830 square foot building on an approximate 1.758 acre parcel of land, located on Brighton-Henrietta Townline Road, in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and part of 149.18-1-19. **(SEQRA)**

With regard to Application No. 11-016, 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 Final Site Plan Application by Mascia Development, LLC. 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 new 17,830 square foot building on an approximate 1.758 acre parcel of land, located on Brighton-Henrietta Townline Road, in an Industrial Zoned District. Tax Account Nos. 149.18-1-6, -7, -8, -9, -10 and part of 149.18-1-19.

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:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Patricia Brill

Seconded by
Devon Van Vechten

A motion for final site plan approval was made and is 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.) D.O.T. and parking – conditional approval.
- 2.) Wall packs must be down lit.
- 3.) Will need signs to direct cars to the south entrance.
- 4.) Will need at least one (1) more handicap parking space in the rear of the building.
- 5.) Will need to add one (1) more fire hydrant.
- 6.) The Applicant will need a Special Use Permit from the Henrietta Town Board for use of a restaurant.

Duly put to a vote:

Matthew Borkowski	voting	Aye
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Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 7:50 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk