

TOWN OF HENRIETTA PLANNING BOARD

May 28, 2013

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

MINUTES: April 23, 2013

APPLICATIONS:

Application No. 13-005 **Silvarole Material Recovery Facility** – For final site plan approval of a new materials recycling facility on an existing 12.43 acres parcel of land located on Silvarole Drive in an Industrial Zoned District. Tax Account Nos. 161.06-1-5.111 & 161.06-1-6.1. **(SEQRA)**

Application No. 13-006 **Royal Car Wash** – For final site plan approval of a proposed car wash on a portion of 12.1 acres of land located at 300 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.12-1-7. **(SEQRA)**

Application No. C13-004 **Maple Hill Subdivision** – For conceptual review of a 20-lot single family residential subdivision on an existing 72.763 acres of land located on the east side of East Henrietta Road near the Rush Henrietta town line in a Rural Residential (RR-1) District. Tax Account No. 202.02-2-29.112.

Discussion Item: **Garber Automotive Sales Office** – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

<p>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 June 4, 2013 at 7:00 p.m. in Main Meeting Room</p>
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**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
MAY 28, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, May 28, 2013 was called to order at 7:00 P.M.

MEMBERS PRESENT

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

STAFF PRESENT

Christopher Martin, P.E., Director of Engineering & Planning
Terry Ekwel, Fire Marshal/Building Inspector
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of April 23, 2013, as presented.

On motion of
Patricia Brill

Seconded by
Lawrence Neill

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. 13-005 Silvarole Material Recovery Facility – For final site plan approval of a new materials recycling facility on an existing 12.43 acres parcel of land located on Silvarole Drive in an Industrial Zoned District. Tax Account Nos. 161.06-1-5.111 & 161.06-1-6.1. **(SEQRA)**

With regard to Application No. 13-005, 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 Neil Silvarole. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval of a proposed material recycling facility building on a 12.43 acre parcel on Silvarole Drive in an Industrial Zoned District. Tax Account Nos. 161.06-1-5.111 and 161.06-1-6.1.

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. 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
Devon Van Vechten

Seconded by
Stephen R. MacIntyre

The Henrietta Planning Board moved/made a motion to approve the final site plan, 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 must supply certificates for pre-certification of hazardous waste (i.e. asbestos).

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. 13-006 Royal Car Wash – For final site plan approval of a proposed car wash on a portion of 12.1 acres of land located at 300 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.12-1-7. **(SEQRA)**

With regard to Application No. 13-006, 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 Mardanth Enterprises. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval of a proposed 3,840 square foot building on a 12.1 acre parcel located at 300 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.12-1-7.

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:

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

The Henrietta Planning Board moved/made a motion to approve the final site plan, 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 needs to put together a plan for staging the construction crew for parking, storage trailers, etc. so that it doesn't impact neighboring properties.

Duly put to a vote:

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

Motion Carried

Application No. C13-004 Maple Hill Subdivision – For conceptual review of a 20-lot single family residential subdivision on an existing 72.763 acres of land located on the east side of East Henrietta Road near the Rush Henrietta town line in a Rural Residential (RR-1) District. Tax Account No. 202.02-2-29.112.

The Henrietta Planning Board reviewed the above Application as a concept only. A poll was taken by the Planning Board who indicated that sidewalks would not be required along the road.

Discussion Item: **Garber Automotive Sales Office** – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

On the motion of
Matthew Borkowski

Seconded by
Devon Van Vechten

The Henrietta Planning Board motioned to Table modification to the site lighting, 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. The Planning Board is requesting that the Applicant's engineer and the Director of Engineering & Planning check with the neighbors to ensure that angling the wall mounted lights has sufficiently taken care of the light glare.

MOTION TO TABLE:

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

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 9:20 p.m.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk