

TOWN OF HENRIETTA PLANNING BOARD

September 23, 2014

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: August 12, 2014 & September 9, 2014

APPLICATIONS:

Application No. 14-013 **Proposed Self-Storage Facility**– For final site plan approval of an application for five (5) separate secure self-storage buildings on an existing 2.7 acres of land located at 60 Goodway Drive in an Industrial Zoned District. Tax Account No. 150.17-2-20. (SEQRA)

Application No. 14-014 **American Filtration Building Addition** – For final site plan approval of a 21,860 square foot building addition to an existing manufacturing and warehouse facility on an existing 5.825 acres of land located at 100 Thruway Park Drive in an Industrial Zoned District. Tax Account Nos. 189.01-1-83.1 & 189.01-1-82.1. (SEQRA)

Application No. 14-015 **293 River Meadow Drive Townhomes** – For final site plan approval of a 4-unit townhouse-style apartment building on an existing 0.783 acres of land located at 293 River Meadow Drive in a Residential R-2-15 District. Tax Account No. 160.14-2-69.1. (SEQRA)

DISCUSSION ITEM: **The Grove at Rochester** – For sketch plan review of a 224 unit student housing project.

DISCUSSION ITEM: **Empire United Soccer Academy** – Planning Board to consider granting an extension of time for Application No. 13-012 – Empire United Soccer Academy.

DISCUSSION ITEM: Request modification to an existing landscaped berm located in Lot 318 of the Shadow Ridge Subdivision – Section 3 (86 Kinglet Drive).

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 **September 30, 2014 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
September 23, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 23, 2014 was called to order at 7:00 P.M.

MEMBERS PRESENT

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

MEMBERS ABSENT

Patricia Brill

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 August 12, 2014, as presented.

On motion of
James Grunert

Seconded by
Lawrence Neill

Duly put to a vote:

Matthew Borkowski	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

The second item on the agenda is the approval of the Regular Meeting Minutes of September 9, 2014, which will be Tabled until the next meeting. Devon Van Vechten Abstained.

Application No. 14-013

Proposed Self-Storage Facility – For final site plan approval of an application for five (5) separate secure self-storage buildings on an existing 2.7 acres of land located at 60 Goodway Drive in an Industrial Zoned District. Tax Account No. 150.17-02-20. **(SEQRA)**

With regard to Application No. 14-013, 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. William Clark. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval of an application for five (5) separate secure self-storage buildings on an existing 2.7 acres of land located on 60 Goodway Drive in an Industrial Zoned District. Tax Account No. 150.17-02-20.

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
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
Matthew Borkowski

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 & Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENT:

1. The curbs need to be brought up to the front of the building.
2. The applicant shall provide decorative fencing with brick columns along the Goodway Drive entrance way; this can be reviewed administratively with Town staff.
3. Try to preserve the trees in the front of the building.
4. Hours of operation to be 6:00 A.M. to 10:00 P.M.
5. Bollards must be put in at the corners of the building.

Duly put to a vote:

Matthew Borkowski	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. 14-014 American Filtration Building Addition – For final site plan approval of a 21,860 S.F. building addition to an existing manufacturing and warehouse facility on an existing 5.825 acres of land located at 100 Thruway Park Drive in an Industrial Zoned District. Tax Account No. 189.01-1-83.1 & 189.01-1-82.1. **(SEQRA)**

With regard to Application No. 14-014, 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 American Filtration Technologies, Inc. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval of a 21,860 S.F. building addition to an existing manufacturing and warehouse facility on an existing 5.825 acres of land located at 100 Thruway Park Drive in an Industrial Zoned District. Tax Account No. 189.01-1-83.1 & 189.01-1-82.1.

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. Lawrence Neill seconded the motion.

Duly put to a vote:

Matthew Borkowski	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
Matthew Borkowski

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 & Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENT:

1. Change the tree caliper to be two (2) and two and a half (2.5) inches, instead of the requirement of three (3) and three and a half (3.5) inches.

Duly put to a vote:

Matthew Borkowski	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. 14-015 293 River Meadow Drive Townhomes – For final site plan approval of a 4-unit townhouse-style apartment building on an existing 0.783 acres of land located at 293 River Meadow Drive in a Residential R-2-15 District. Tax Account No. 160.14-2-69.1. **(SEQRA)**

With regard to Application No. 14-015, 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 SA Haas & Company. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval of a 4-unit townhouse-style apartment building on an existing 0.783 acres of land located at 293 River Meadow Drive in a Residential R-2-15 Zoned District. Tax Account No. 160.14-2-69.1.

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:

Matthew Borkowski	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 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 & Planning, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENT:

1. The Applicant will review the flood plain issues with the Town Engineering Department.
2. The Applicant will talk to the neighbor on the east side of 293 River Meadow Drive property regarding the screening.

Duly put to a vote:

Matthew Borkowski	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

DISCUSSION ITEM: The Grove at Rochester – For sketch plan review for a 224 unit student housing project.

- The Planning Board had a general discussion, but no resolutions were made.

DISCUSSION ITEM: Empire United Soccer Academy – Planning Board to consider granting an extension of time for Application No. 13-012 – Empire United Soccer Academy.

On the motion of
Lawrence Neill

Seconded by
Matthew Borkowski

The Henrietta Planning Board moved/made a motion to grant a six (6) month extension for Application No. 13-012 originally from October 22, 2013 to October 22, 2014 – Empire United Soccer Academy. The expiration date will now be April 23, 2015.

Duly put to a vote:

Matthew Borkowski	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

DISCUSSION ITEM: Request modification to an existing landscaped berm located in Lot 318 of the Shadow Ridge Subdivision – Section 3 (86 Kinglet Drive).

- The Planning Board had a general discussion, but no resolutions were made.

A motion to adjourn was made by Devon Van Vechten and passed unanimously at 8:40 p.m.

Respectfully submitted,

Jennifer L. Miranda
Deputy Town Clerk