

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, January 23, 2007

## AGENDA

Peter Minotti, Chairman  
James Grunert  
Sandra Lehmann  
Stephen R. MacIntyre  
Lawrence Neill  
Devon Van Vechten  
Rick Page  
William Walker, Esquire

### MAIN MEETING ROOM

**ROLL CALL:** 7:30 PM

**MINUTES:** January 9, 2007

### APPLICATIONS:

**Application No. 06-086**      **UCB Manufacturing Parking Lot Expansion** – For final site plan approval of proposed addition of 158 parking spaces on the north and east side of the existing building at 755 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.09-1-2. **(SEQRA)**

<p><b>Note:</b> 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 <b>Tuesday, January 30, 2007 at 7:30 p.m. in Main Meeting Room</b></p>
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**TOWN OF HENRIETTA PLANNING BOARD MINUTES**

**1/23/2007**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 23, 2007 was called to order at 7:30 P.M.

**MEMBERS PRESENT**

- Peter Minotti, Chairman
- James Grunert
- Sandra Lehmann
- Stephen R. MacIntyre
- Lawrence Neill
- M. Rick Page
- Devon Van Vechten, Vice Chairman

**STAFF PRESENT**

- Mark Byrne, Director of Engineering and Planning
- Christopher Roth, Fire Marshal/Building Inspector
- Christopher Martin, Corneles Engineering, Consultant to the Town

**STAFF ABSENT**

- William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of January 9, 2007, as presented.

On motion of

Peter Minotti

Seconded by

Sandra Lehmann

Duly put to a vote:

James Grunert		voting	Aye
Sandra Lehmann		voting	Aye
Stephen R. MacIntyre	voting	Aye	
Lawrence Neill	voting	Abstain	
M. Rick Page		voting	Aye
Devon Van Vechten		voting	Aye
Peter Minotti, Chairman		voting	Aye

Motion Carried

**Application No. 06-086**

**UCB Manufacturing Parking Lot Expansion -**

For final site plan approval of proposed addition of 158 parking spaces on the north and east side of the existing building located at 755 Jefferson Road in an Industrial Zoned District. Tax Account No.

162.09-1-2. (SEQRA)

With regard to Application No. 06-086, 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 UCB Manufacturing. 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 the proposed addition of 158 parking spaces on the north and east side of the existing building at 755 Jefferson Road in an Industrial Zoned District, Tax Account Number 162.09-1-2.

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:

James Grunert		voting	Aye
Sandra Lehmann		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 Motion of

Devon Van Vechten

Seconded by

James Grunert

The Henrietta Planning Board motioned to grant 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 decided to resubdivide the project from five (5) parcels to one (1), providing fifty (50) percent green space. The Applicant will provide the Engineering Department with a new resubdivision map.

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- 2.) The Town of Henrietta staff confirms that all issues and comments have now been addressed.
- 3.) New tenants are moving in this weekend on the 4<sup>TH</sup> floor, and the Applicant will seek a use and occupancy permit from the Town.
- 4.) The Planning Board is requiring that should any resubdivision take place in the future, each parcel shall have at least twenty-five (25) percent green space.

Duly put to a vote:

James Grunert		voting	Aye
Sandra Lehmann		voting	Aye
Stephen R. MacIntyre	voting	No	
Lawrence Neill		voting	Aye
M. Rick Page		voting	Aye
Devon Van Vechten		voting	Aye
Peter Minotti, Chairman		voting	Aye

Motion Carried

A motion to adjourn was made by Sandra Lehmann, and passed unanimously at 7:50 p.m.

Respectfully submitted,

Amber N. Hutchinson  
Deputy Town Clerk