

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 24, 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:

MINUTES: April 10, 2007

APPLICATIONS:

Application No. 07-027 **Kost Tire** – For final site plan approval to an approximate 7,350 square foot tire store on an approximate 1.55 acre parcel of land located at 3535 West Henrietta Road in an Commercial B-1 Zoned District. Tax Account No. 161.11-1-12.2. **(EASEMENT DETERMINATION AND ARCHITECTURAL ELEVATION REVIEW)**

Application No. 07-032 **Market Square Phase 2** – For final approval to construct a total of 194,650 square foot of commercial retail space on an approximate 35.5 acre parcel located at 610, 620, 640, and 660 Jefferson Road in a Commercial B-1 Zoned District. Part of Tax Account Nos.162.50-1-3.11 and 161.08-1-21. **(SEQRA)**

Discussion Item: **RIT Collegetown** – Request change in site lighting to Metal halide lights from high pressure sodium.

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 **Tuesday, May 1, 2007 at 7:30 p.m. in Main Meeting Room**

TOWN OF HENRIETTA PLANNING BOARD MINUTES

4/24/2007

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 24, 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

MEMBERS ABSENT

Devon Van Vechten, Vice Chairman

STAFF PRESENT

William Walker, Esquire
Mark Byrne, Director of Engineering and Planning
Christopher Martin, Corneles Engineering, Consultant to the Town

STAFF ABSENT

Christopher Roth, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of April 10, 2007, as corrected.

On motion of

Sandra Lehmann

Seconded by

Stephen MacIntyre

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	Absent
Peter Minotti, Chairman		voting	Aye

Motion Carried

Application No. 07-027

Kost Tire - For final site plan approval to construct an approximate 7,350 square foot tire store on an approximate 1.55 acre parcel of land located at 3535 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-12.2.

(SEQRA) (EASEMENT DETERMINATION AND ARCHITECTURAL ELEVATION REVIEW)

With regard to Application No. 07-027, 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 Dale Scutti. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval for an approximate 7,350 square foot tire store on an approximate 1.55 acre parcel of land located at 3535 West Henrietta Road in a Commercial B-1 Zoned District, Tax Account Number 161.11-1-12.2.

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. Stephen MacIntyre 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	Absent
Peter Minotti, Chairman		voting	Aye

Motion Carried

On Motion of

James Grunert

MacIntyre

Seconded by

Stephen

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 Planning Board Attorney reviewed the parking easement agreement for this site and determined there is an eight (8) foot strip of land between Route 15 and the edge of the easement and/or existing pavement can be landscaped. Therefore, the Applicant is willing to provide landscaping within this eight (8) foot section to visually screen the unkept and unsightly forty (40) space parking lot on the southern aspect of this site.
- 2.) The Applicant will work with Town Staff to determine appropriate landscaping within the eight (8) foot space. This landscaping will be prepared by a licensed landscape architect or certified nursery professional.

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	Absent
Peter Minotti, Chairman		voting	Aye

Motion Carried

Application No. 07-032

Market Square, Phase 2 - For final approval to construct a total of 194,650 square feet of commercial retail space on an approximate 35.5 acre parcel located at 610, 620, 640, and 660 Jefferson Road in a Commercial B-1 Zoned District. Part of Tax Account Nos. 162.05-1-3.11 and 161.08-1-21. **(SEQRA)**

With regard to Application No. 07-032, 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 Benderson Development. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final approval to construct a total of 194,650 square feet of commercial retail space on an approximate 35.5 acre parcel located at 610, 620, 640, and 660 Jefferson Road in a Commercial B-1 Zoned District, part of Tax Account Numbers 162.05-1-3.11 and 161.08-1-21.

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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. M. Rick Page 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	Absent
Peter Minotti, Chairman		voting	Aye

Motion Carried

On Motion of

Stephen MacIntyre

Seconded by

James Grunert

The Henrietta Planning Board motioned to grant final 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 states that they can and will address all comments provided by the Town staff, Lu Engineering, and Bergman Associates.
- 2.) The Applicant agrees to return for specific building elevations for the 79,000 square foot building for architectural approval.
- 3.) The Applicant also agrees to return to the Planning Board for approval of all the buildings for specific architectural elevation deviations.
- 4.) Additional landscaping will be provided along the western property line at the 79,000 square foot building and rear side of the 19,770 square foot building for the purpose of screening and sight mitigation.

Duly put to a vote:

James Grunert		voting	Aye
Sandra Lehmann		voting	Aye
Stephen R. MacIntyre	voting	Aye	

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Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye

Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

Discussion Item: **RIT Collegetown** - Request change in site lighting to metal halide lights from high pressure sodium.

The Henrietta Planning Board Tabled the discussion item until the next meeting.

A motion to adjourn was made by Sandra Lehmann, and passed unanimously at 8:50 p.m.

Respectfully submitted,

Amber N. Hutchinson
Deputy Town Clerk