

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, May 29, 2007

## AGENDA

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

**ROLL CALL:** 7:30 PM

**MINUTES:** May 8, 2007

### APPLICATIONS:

**Presentation** **Monroe County Department of Public Health - Phase II Stormwater Regulations – 30 Minutes**

**Application No. 06-198** **Erie Station at West Henrietta** – For final site plan approval to construct eight (8) buildings totaling approximately 63,000 square feet on an approximate 7.8 acre parcel of land located at 5370 West Henrietta Road in an Commercial B-2 Zoned District. Tax Account No. 189.01-1-14. **(SEQRA)**

**Application No. 07-044** **East Henrietta Commons** - For final site plan approval to construct two (2) buildings totaling approximately 48,520 square feet on an approximate 7.01 acre parcel of land located at 2160 East Henrietta Road in an Commercial B-1 Zoned District. Tax Account Nos. 162.18-3, -4, -5. **(SEQRA)**

**Application No. C07-01** **Southern View Estates** – For conceptual review of 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 202.01-3-28.111.

**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, June 5, 2007 at 7:30 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA PLANNING BOARD MINUTES**

**5/29/2007**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, May 29, 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**

- 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 24, 2007, as presented.

On motion of

Lawrence Neill

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	Aye	
M. Rick Page		voting	Aye
Devon Van Vechten		voting	Abstain
Peter Minotti, Chairman		voting	Aye

Motion Carried

A thirty (30) minute presentation was made on Phase II Stormwater Regulations by the Monroe County Department of Public Health.

**Application No. 06-198**

**Erie Station at West Henrietta** - For final site plan to construct eight (8) buildings totaling

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approximately 63,000 square foot on an approximate 7.8 acre parcel of land located at 5370 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-142. **(SEQRA)**

With regard to Application No. 06-198, 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 Konar Enterprises, 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 eight (8) buildings totaling approximately 63,000 square feet on an approximate 7.8 acre parcel of land located at 5370 West Henrietta Road in a Commercial B-1 Zoned District, Tax Account Number 189.01-1-14.

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. Sandra Lehmann 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

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concerned agencies to the satisfaction of the Director of Engineering/Planning, and more specifically:

**ADDITIONAL PLANNING BOARD REQUIREMENT:**

- 1.) The Applicant will present to the Planning Board a site plan for each of the eight (8) individual PADs. The final determination with respect to overall site lighting will be made at a later date.

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

**Application No. 07-044**

**East Henrietta Commons** - For final approval to construct two (2) buildings totaling approximately 48,520 square feet on an approximate 7.01 acre parcel located at 2160 East Henrietta Road in a Commercial B-2 Zoned District. Part of Tax Account Nos. 162.18-2-3, -4, -5. **(SEQRA)**

With regard to Application No. 07-044, 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 George Bethlendy, Jr. 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 two (2) buildings totaling approximately 48,520 square feet of an approximate 7.01 acre parcel of land located at 2160 East Henrietta Road in a Commercial B-2 Zoned District, part of Tax Account Numbers 162.18-2-3, -4, -5.

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

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Negative Declaration and authorize the Planning Board Chairman to sign the Statement of Environmental Significance. Sandra Lehmann 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

Lawrence

Neill

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 met with the Henrietta Conservation Board and agreed to enhance the landscaping and the sight mitigation along eastern property line of the Project which is adjacent to existing residential properties.
- 2.) The Applicant states they can and will address all comments made by the Town staff, Corneles Engineering, and Bergmann Associates.
- 3.) The Applicant has agreed to put an orange construction fence around the entire perimeter to guarantee protection of the existing trees and vegetation and preserve the fifty (50) foot buffer.
- 4.) Additional landscaping will be provided along the western property line and eastern property line for the purpose of screening.

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

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**Application No. C07-01**

**Southern View Estates** - For conceptual review of \* lot subdivision on approximately 25.8 acres of land located on the north side of Rush Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. Part of Tax Account No. 202.01-3-28.111.

The Planning Board reviewed the above Application for concept purposes only.

**Discussion Item:**

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

The Henrietta Planning Board took no action on the discussion item at this meeting.

A motion to adjourn was made by James Grunert, and passed unanimously at 10:20 p.m.

Respectfully submitted,

Leann C. Long  
Deputy Town Clerk