

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, September 25, 2007

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:30 PM

MINUTES: September 11, 2007

APPLICATIONS:

Application No. 07-105 **Holy Sepulchre Cemetery** – For final site plan approval of proposed 109 acre cemetery located at the northeast corner of Pinnacle Road and Williams Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 203-01-2-21. **(SEQRA)**

Application No. 07-107 **Lehigh Park** – For final site plan approval to construct sixteen (16) two story apartment buildings and a one story common use building on 11.5 acres of land located at 1260 Lehigh Station Road in a Residential R-2-15 Zoned District. Tax Account No. 175.12-1-6. **(SEQRA)**

Application No. 07-108 **Express Mart Convenience Store** – For final site plan approval to construct 6,489 square foot building (3,922 Express Mart and 2,567 McDonalds) located at 3001 Winton Road South in an Industrial Zoned District. Tax Account No. 149.20-2-13. **(SEQRA)**

Application No. 07-130 **Erie Station Village Clubhouse** – For final site plan approval to construct a clubhouse building with swimming pool on 67.9 acres of land located in Erie Station Village Project in a Residential R-2-15 Zoned District. Tax Account No. 189.01-1-50.111. **(SEQRA)**

Application No. 05-027 **Market Square** – For final approval for Great Northern Pizza

Kitchen and Starbucks located at 640 Jefferson Road in a
Commercial B-1 Zoned District. Part of Tax Account No.162.05-1
-3.11. **(BUILDING ELEVATION PLANS)**

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, October 2, 2007 at 7:30 p.m. in Main Meeting Room**

TOWN OF HENRIETTA PLANNING BOARD MINUTES

9/25/2007

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 25, 2007 was called to order at 7:30 P.M.

MEMBERS PRESENT

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

STAFF PRESENT

- William Walker, Esquire
- Christopher Martin, Corneles Engineering, Consultant to the Town
- Mark Byrne, Director of Engineering and Planning
- Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of September 11, 2007, as amended:

On motion of

Rick Page

Seconded by

Stephen R. MacIntyre

Duly put to a vote:

- | | | | | |
|-------------------------|--------|-----|--------|-----|
| Patricia Brill | | | voting | Aye |
| James Grunert | | | 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. 07-105

Holy Sepulchre Cemetery - For final site plan approval of proposed 109 acre cemetery located at the northeast corner of Pinnacle Road and Williams Road in a Rural Residential RR-2 Zoned District. Tax Account No. 203.01-2-21. **(INTENT TO BE LEAD AGENCY)**

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On Motion of

Devon Van Vechten

Seconded by

Lawrence Neill

The Henrietta Planning Board motioned to declare its intent to be Lead Agency for the SEQRA review process.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			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. 07-107

Lehigh Park - For final site plan approval to construct sixteen (16) two story apartments and a one story common use building on 11.5 acres of land located at 1260 Lehigh Station Road in a Residential R-2-15 Zoned District. Tax Account No. 175.12-1-6. **(SEQRA)**

On Motion of

Devon Van Vechten

Seconded by

James Grunert

The Henrietta Planning Board motioned to Table 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 Henrietta Planning Board is concerned with the fact that these plans are predicated on the Applicant receiving several variances from the Town Zoning Board, which has not taken place yet.
- 2.) It has just been made public that the Applicant has not had a chance to read the multiple comments provided by the Engineering staff and consultants.

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MOTION TO TABLE:

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			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. 07-108

Express Mart Convenience Store - For final site plan approval to construct a 6,489 square foot building (3,922 Express Mart and 2,567 McDonalds) located at 3001 Winton Road South in an Industrial Zoned District. Tax Account No. 149.20-2-13.
(SEQRA)

On Motion of

M. Rick Page

Seconded by

Stephen R. MacIntyre

The Henrietta Planning Board motioned to Table 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 reported that they have received all of the Town Engineering and consultant comments, and will address each one in writing.
- 2.) The Henrietta Planning Board asked for details and elevations for the dumpster enclosure, and the canopy over the fuel islands including lighting details.
- 3.) A certified landscape architect has been retained, and a more enhanced landscape plan will be submitted.
- 4.) The Applicant shared significant information with the Henrietta Planning Board, however the Henrietta Planning Board has requested additional information.

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MOTION TO TABLE:

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			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. 07-130

Erie Station Village Clubhouse - For final site plan approval to construct a clubhouse building with swimming pool on 67.9 acres of land located in Erie Station Village Project in a Residential R-2-15 Zoned District. Tax Account No. 189.01-1-50.111.
(SEQRA)

With regard to Application No. 07-130, 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 Properties. 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 a clubhouse building with a swimming pool on 67.9 acres of land located in Erie Station Village Project in a Residential R-2-15 Zoned District, Tax Account Number 189.01-1-50.111.

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:

Patricia Brill			voting	Aye
James Grunert			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

M. Rick Page

The Henrietta Planning Board motioned to Approve 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 Town Engineer, and more specifically:

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) There is a significant concern with respect to emergency fire and ambulance responder's access to this facility. The Applicant will work with the Henrietta Fire Marshal on each of these comments provided. Specifically, the proposed nature trail will not support a medical gurney for the purpose of removing an injured swimmer.
- 2.) There is concern that some people will park in the cul-de-sac further magnifying the possibility that emergency access could be compromised.
Note: There is a requirement to provide parking for a swimming pool in this adjacent village complex.

Duly put to a vote:

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

Motion Carried

Application No. 05-027

Market Square - For final approval for Great Northern Pizza Kitchen, located at 640 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.11. **(BUILDING ELEVATION PLANS)**

On Motion of

Stephen R. MacIntyre

Seconded by

Patricia Brill

The Henrietta Planning Board motioned to approve 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.

Duly put to a vote:

Patricia Brill			voting		Aye
James Grunert			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

A motion to adjourn was made by Patricia Brill, and passed unanimously at 9:30 p.m.

Respectfully submitted,

Leann C. Long
Deputy Town Clerk