

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, October 23, 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:** October 9, 2007

### APPLICATIONS:

- Application No. 07-127**      **Canandaigua National Bank and Trust** - For final site plan approval to construct 2,200 square feet branch bank with drive thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in an Commercial B-2 Zoned District. Tax Account Nos. 162.10-1-73. **(SEQRA)**
- Application No. 07-135**      **Pride and Joy Daycare** – For final site plan approval of proposed 7,192 square foot daycare facility on Pad F of the Erie Station at West Henrietta Project on approximately 0.4 acre parcel of land located at 5370 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.1. **(SEQRA)**
- Application No. PB-284**      **Riverton Parcel F** – For preliminary approval for a 104 lot subdivision on approximately 37.5 acres of land located on the south side of Erie Station Road and approximately 500 feet west of East River Road in a Planned Unit Development Zoned District. Tax Account No. 188.01-1-21.111. **(SEQRA)**
- Application No. PB-285**      **Benedict Subdivision** – For preliminary approval for an 3 lot subdivision on approximately 89.56 acres of land located on the east side of Middle Road between Martin Road and Erie Station Road in a Rural Residential RR-2 Zoned District. Tax Account No. 189.04-1-28.11. **(INTENT TO BE LEAD AGENCY)**

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

**TOWN OF HENRIETTA PLANNING BOARD MINUTES**

**10/23/2007**

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

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

- James Grunert

**STAFF PRESENT**

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

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

On motion of

Patricia Brill

Seconded by

Stephen R. MacIntyre

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Absent
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. 07-127**

**Canandaigua National Bank and Trust** - For final site plan approval to construct a 2,200 square feet branch bank with a drive-thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in a Commercial B-2 Zoned District. Tax Account No.

162.10-1-73. (SEQRA))

With regard to Application No. 07-127, 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 Canandaigua National Bank. 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 2,200 square foot branch bank with drive-thru teller on an approximate 1.3 acre parcel of land located at 1225 Commons Way in a Commercial B-2 Zoned District. Tax Account No. 162.10-1-73.

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	Absent
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

Patricia Brill

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 REQUIREMENT:**

- 1.) The Applicant has addressed the two major issues asked by the Henrietta Planning Board, which were the width of the driveway with respect to emergency vehicles, and the position of the building with respect to the distance from

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Commons Way.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert		voting		Absent
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. 07-135**

**Pride and Joy Daycare** - For final site plan approval of a proposed 7,192 square foot daycare facility on Pad F of the Erie Station at West Henrietta Project on approximately 0.4 acre parcel of land located at 5370 West Henrietta Road in an Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.1. **(SEQRA)**

With regard to Application No. 07-135, 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 Erie Station @ West Henrietta, 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 of proposed 7,192 square foot daycare facility on Pad F of the Erie Station at West Henrietta Project on approximately 0.4 acre parcel of land located at 5370 West Henrietta Road in an Commercial B-1 Zoned District. Tax Account No. 189.01-1-14.1.

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. M. Rick Page seconded the motion.

Duly put to a vote:

Patricia Brill			voting	Aye
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James Grunert			voting	Absent
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

Stephen R. MacIntyre

Seconded by

Lawrence Neill

The Henrietta Planning Board motioned to approve Application No. 07-135 on a conditional basis, pending the decision on whether high pressure sodium or metal halide lighting will be used, and the Applicant addressing all comments received from the Town of Henrietta and other concerned agencies to the satisfaction of the Director of Engineering/Planning.

**ADDITIONAL PLANNING BOARD REQUIREMENT:**

- 1.) The Applicant states that they have received and can address all of the comments stated. They will work with, and discuss further the comments with respect to the elimination of two (2) to three (3) parking lots as a safety, and visibility precaution.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Absent
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. PB-284**

**Riverton Parcel F** - For preliminary approval for a 104 lot subdivision on approximately 37.5 acres of land located on the south side of Erie Station Road and approximately 500 feet west of East River Road in a Planned Unit Development Zoned District. Tax Account No. 188.01-1-21.111. **(SEQRA)**

With regard to Application No. PB-284, SEQRA review indicates the Action under consideration is a Type I Action as per Section 617.4 (b)(6)(iv). The Henrietta Planning Board, as Lead Agency, has determined that the proposed Action described below will

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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 Subdivision Application by Conifer Reality, 850 Clinton Square, Rochester, New York 14604. The purpose of this Application is to receive approval for a 104 lot subdivision on approximately 37.5 acres of land located on the south side of Erie Station Road and approximately 500 feet west of East River Road in a Planned Unit Development Zoned District. Tax Account No. 188.01-1-21.111.

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	Absent
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

Patricia Brill

The Henrietta Planning Board motioned to grant preliminary 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 Riverton Architectural Review Board has granted preliminary approval for the completion of the Parcel F proposal. (See attached letter.)
- 2.) The Applicant states they can and will address each comment as presented by the

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Director of Engineering and Planning, and Consultant Engineer.

- 3.) The outstanding punch list from Riverton Parcel C has been completed, as requested.
- 4.) The Applicant will visit the Chesapeake Subdivision to determine whether two (2) trees or one (1) tree with landscaping package per lot is appropriate.

Duly put to a vote:

Patricia Brill			voting	Aye
James Grunert			voting	Absent
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. PB-285**

**Benedict Subdivision** - For review of a 3 lot subdivision on approximately 89.56 acres of land located on the east side of Middle Road between Martin Road and Erie Station Road in a Rural Residential RR-2 Zoned District. Tax Account No. 189.04-1-28.11. **(INTENT TO BE LEAD AGENCY)**

On Motion of

Peter Minotti

MacIntyre

Seconded by

Stephen

R.

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

A motion to adjourn was made by Devon Van Vechten, and passed unanimously at 8:50 p.m.

Respectfully submitted,

Leann C. Long  
Deputy Town Clerk