

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, November 13, 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:

#### PUBLIC HEARING

**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.

#### ROLL CALL:

#### APPLICATIONS:

**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. PB-283**      **Southern View Estates** – For final approval for an 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.

**Presentation and Discussion:**      Site lighting comparison between High Pressure Sodium vs. Metal Halide light fixtures.

<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, November 20, 2007 at 7:30 p.m. in Main Meeting Room</b></p>
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The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, November 13, 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**

- Mark Byrne, Director of Engineering and Planning
- Christopher Martin, Corneles Engineering, Consultant to the Town

**STAFF ABSENT**

- William Walker, Esquire
- Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of October 23, 2007, as presented.

On motion of

James Grunert

Seconded by

Lawrence Neill

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 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)**

With regard to Application No. 07-107, SEQRA review indicates the Action under

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consideration is a Type I Action as per Section 617.4 (b)(6)(i). 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 Lehigh Seniors Property, LLC. It is a Type I Action and will not require a Conditioned Negative Declaration. The purpose of this Application is 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.

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  
James Grunert

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 REQUIREMENTS:**

- 1.) The Applicant agrees to complete the demolition of the existing structure within two (2) weeks of final site approval.
- 2.) The Applicant will address any encroachment of any trash toters into the

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easements or setbacks with the Town Engineer. If in fact, they are encroaching, the Applicant will move the toters to a site approved by the Town Engineer.

- 3.) The Applicant states that they can and will address all of the engineering comments provided.

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. PB-283**

**Southern View Estates** – For final approval for an 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.

On Motion of  
Stephen MacIntyre

Seconded by  
M. Rick Page

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 REQUIREMENT:**

- 1.) The Applicant has agreed to address all engineering comments and consultant comments provided, including the placement of any conservation lands into a Home Owners Associations (HOA).

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

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Peter Minotti, Chairman    voting            Aye  
Motion Carried

**Application No. 07-143**

buildings

**Schlegel Systems Development** – For final site plan approval to construct four (4) one-story flex use

totaling 189,620 square feet on an approximate 28.16 acre parcel of land located at 1565 Jefferson Road in both Industrial and Residential R-1-15 Zoned Districts. Tax Accounts Nos. 162.12-1-15.1 and 162.12-1-11.

**(INTENT TO BE LEAD AGENCY)**

On Motion of  
Peter Minotti

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	Aye
Peter Minotti, Chairman	voting	Aye	

Motion Carried

**Application No. 06-198**

**Erie Station at West Henrietta** - Presentation and Discussion - Site Lighting Comparison between High Pressure Sodium vs. Metal Halide Light Fixtures.

On Motion of  
Devon Van Vechten

Seconded by  
M. Rick Page

The Henrietta Planning Board motioned to approve Metal Halide Lighting throughout the entire site.

Duly put to a vote:

Patricia Brill	voting	Aye	
James Grunert	voting	Aye	
Stephen R. MacIntyre	voting	No	

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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 James Grunert and passed unanimously at 9:10 p.m.

Respectfully submitted,

Patricia Shaffer  
Town Clerk/Receiver of Taxes