

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, January 22, 2008

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 p.m.

MINUTES: January 8, 2008

APPLICATIONS:

Application No. 07-108 **Express Mart Convenience Store** – For final site plan approval to construct 6,048 square foot building (3,572 Express Mart and 2,496 McDonalds restaurant) located at 3001 Winton Road South in an Industrial Zoned District. Tax Account No. 149.20-2-13. **(SEQRA)**

Application No. PB-274 **Berkshire Park Subdivision, Section 3** - For final subdivision approval of proposed 80 lot subdivision under Town Law 278 on approximately 33.97 acres of land located on Westcombe Park in a Residential R-1-15 Zoned District. Tax Account Nos. 187.04-2-6.11 and 200.02-2-1.

Application No. C07-02 **Graywood Meadows Subdivision** – For conceptual subdivision approval of proposed 120 lot subdivision under Town Law 278 on approximately 59.5 acres of land located to west of East River Road and on the north side of Farrell Road Extension in a Residential R-1-15 Zoned District. Tax Account Nos. 188.01-1-7.11 and 174.03-2-1.

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, January 29, 2007 at 7:30 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JANUARY 22, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 22, 2008 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
William Walker, Esquire
Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of January 8, 2008, as presented.

On motion of
Patricia Brill

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. 07-108

Express Mart Convenience Store - For final site plan approval to construct a 6,068 square foot building (3,572 Express Mart and 2,496 McDonald's restaurant) located at 3001 Winton Road South in a Industrial Zoned District. Tax Account No. 149.20-2-13. **(SEQRA)**

With regard to Application No. 07-108, 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 Rerob, 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 a 6,068 square foot building (3,572 Express Mart and 2,496 McDonald's restaurant) located at 3001 Winton Road South in a Industrial Zoned District. Tax Account No. 149.20-2-13.

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
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
Stephen R. MacIntyre

Seconded by
Devon Van Vechten

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 address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 2.) The Applicant states that they will look at enhancing the landscaping, especially on the northeast side, as well as looking at the entire perimeter. (Including the dumpster enclosure.)
- 3.) The Henrietta Planning Board is concerned with the intensity of the lighting under the gas dispensing canopy, and to make sure the fixtures are recessed.
- 4.) The Applicant stated that the entire Project will be lite with high pressure sodium

fixture only, as noted on the plans.

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-274

Berkshire Park Subdivision, Section 3 - For final subdivision approval of proposed 80 lot subdivision under Town Law 278 on approximately 33.97 acres of land located on Westcombe Park in a Residential R-1-15 Zoned District. Tax Account Nos . 187.04-2-6.11 and 200.02-2-1.

On Motion of
Stephen R. MacIntyre

Seconded by
Devon Van Vechten

The Henrietta Planning Board motioned to grant final subdivision 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 address all comments presented by the Director of Engineering/Planning, consultants, and staff. There is only one (1) comment needing additional discussion, and a final decision, that being the issue of extending the sidewalks on both sides of Westcombe Park to Martin Road. This issue will be worked out with the Director of Engineering/Planning, and the Superintendent of Highways, Russell Martin.
- 2.) The Henrietta Planning Board is requesting a pole light at the intersection of Moore Road and Martin Road.

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. C07-02

Graywood Meadows Subdivision - For conceptual subdivision of a proposed 120 lot subdivision under Town Law 278 on approximately 59.5 acres of land located to the west of East River Road and on the north side of Farrell Road Extension in a Residential R-1-15 Zoned District. Tax Account Nos. 188.01-1-7.11 and 174.03-2-1.

The Henrietta Planning Board reviewed the above Application as a concept only.

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 8:45 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk