

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, May 13, 2008

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: April 22, 2008

APPLICATIONS:

Application No. 08-073 **Jay Scutti Plaza South R.O.** – For final approval to construct a 7,500 square foot retail/office building on approximately 13.03 acres of land located at 1000 Hylan Drive in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9. (SEQRA)

Application No. 08-074 **Dorschel Doll-up Shop Building Addition** – For final site plan approval to construct an approximate 8,350 S.F. building addition on an approximate 1.2 acre of land location at 50 Telco Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-3. (SEQRA)

Application No. PB-284 **Riverton Parcel F Subdivision , Section 2** - For final subdivision approval of proposed 33 lot subdivision on approximately 12.0 acres of land located on the south side of Erie Station Road between Countess Drive and East River Road in a Planned Unit Development Zoned District. Tax Account No. 188.01-1-21.111.

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, May 20, 2008 at 7:00 p.m. in Main Meeting Room.**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
MAY 13, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, May 13, 2008 was called to order at 7:00 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 April 22, 2008. The Board took No Action, pending corrections.

Application No. 08-073

Jay Scutti Plaza South R.O. - For final approval to construct a 7,296 square foot retail/office building on approximately 13.03 acres of land located at 1000 Hylan Drive in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9. (SEQRA)

With regard to Application No. 08-073, 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 Dale Scutti. It is an Unlisted Action and will not require a conditioned Negative Declaration. The purpose of this Application is for final approval to construct a 7,296 square foot retail/office building on approximately 13.03 acres of land located at 1000 Hylan Drive in a Planned Commercial Development Zoned District. Tax Account No. 161.12-1-9.

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
Patricia Brill

Seconded by
Devon Van Vechten

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 will address the issue of eliminating thirteen (13) parking spaces by finding thirteen (13) additional spaces on site or will go to the Henrietta Town Board for a Special Permit for offsite parking. The parking space issue will need to be resolved for this plaza.
- 2.) The Applicant has agreed to address all Stantec comments on building landscaping and has agreed to provide written assurance to address all site deficiencies with respect to landscaping, going back to 1980.
- 3.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 4.) The Applicant will satisfy Town staff to relocate dumpsters outside of existing fire lanes in the rear of the plaza. The Applicant agreed to make repairs on all the potholes, and faulty blacktop around the plaza including the main entrance.

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. 08-074

Dorschel Doll-up Shop Building Addition - For final site plan approval to construct an approximate 8,350 S.F. building addition on an approximate 1.2 acres of land located at 50 Telco Road in a Commercial B-1 Zoned District. Tax Account No. 161.11-1-3. (SEQRA)

On Motion of
Devon Van Vechten

Seconded by
James Grunert

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 has agreed to address the ponding problem at the end of Telco Road by constructing a new sewer line to alleviate this problem.
- 2.) The Applicant has agreed to increase water service size to this building, and to install a building automatic sprinkler system.
- 3.) A major issue for the Henrietta Planning Board is the extensive uncompleted punch list from previous Dorschel Projects.

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-284

Riverton Parcel F Subdivision, Section 2 - For final subdivision approval of proposed 33 lot subdivision on approximately 12.0 acres of land located on the south side of Erie Station Road between Countess Drive and East River Road in a Planned Unit Development Zoned District. Tax Account No. 188.01-1-21.111.

On Motion of
James Grunert

Seconded by
M. Rick Page

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 REQUIREMENT:

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.

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 Stephen R. MacIntyre and passed unanimously at 8:10 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk