

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, August 26, 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: July 22, 2008

APPLICATIONS:

Application No. 08-125 **Precision Properties, LLC** – For final site plan approval to construct two (2) new apartment buildings, totaling 28 units, on an approximate 1.77 acres of land located at 2072 Hylan Drive in a Residential R-2-15 Zoned District. Tax Account No. 162.17-1-12.11.

Application No. 08-146 **Gates Automotive** - For final site plan approval to modify an existing 25,000 square foot building for vehicle service, collision repair, transport, towing, replacement part warehousing, and office space on an approximate 4.4 acre parcel of land located at 50 Thruway Park Drive in an Industrial Zoned District. Tax Account No. 189.01-1-2.

<p>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, September 2, 2008 at 7:00 p.m. in Main Meeting Room</p>
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**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
AUGUST 26, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, August 26, 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

STAFF ABSENT

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

The Regular Meeting Minutes of July 22, 2008, are pending, due to a correction.

Application No. 08-125

Precision Properties, LLC – For final site plan approval to construct two (2) new apartment buildings, totaling 28 units, on an approximate 1.77 acres of land located at 2072 Hylan Drive in a Residential R-2-15 Zoned District. Tax Account No. 162.17-1-12.11.

The Application was withdrawn by Chairman Minotti due to the fact that the Applicant did not attend the Conservation Board Meeting on August 5, 2008, as directed.

Application No. 08-146

Gates Automotive – For final site plan approval to modify an existing 25,000 square foot building for vehicle service, collision repair, transport, towing, replacement part warehousing, and office space on an approximate 4.4 acre parcel of land located at 50 Thruway Park Drive, in an Industrial Zoned District. Tax Account No. 189.01-1-2.

With regard to Application No. 08-146, 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 Gates Automotive. 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 modify an existing 25,000 square foot building for vehicle service, collision repair, transport, towing, replacement part warehousing, and office space on an approximate 4.4 acre parcel of land located at 50 Thruway Park Drive, in an Industrial Zoned District. Tax Account No. 189.01-1-2.

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.

On Motion of
Devon Van Vechten

Seconded by
Patricia Brill

The Henrietta Planning Board motioned to grant final site plan approval, which is a conditional approval pending a presentation and review of the screening on the north side of site that is adjacent to the New York State Thruway. This approval is further 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.

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 has not provided colors or building materials at this time. The Board has requested that this is provided at the next Planning Board Meeting.
- 3.) The Applicant has agreed to enhance the berming and the landscaping along the road frontage of the building.
- 4.) The major issue with respect to this Project is the proper screening of the rear parking lot from the New York State Thruway. The Applicant presentation of a combination of berming, chain link fencing with vinyl slacks, and sea green junipers was not satisfying the Town Board Special Use Permit stipulation. The Henrietta Planning Board asked the Applicant to return with some alternate solutions to this issue.
- 5.) The Board has asked the Applicant to consider enlarging the size and height of the berm/fence to enhance the visual screening of the vehicle storage lot adjacent to the New York State Thruway.
- 6.) A Motion for a Conditional approval was made, and that would require the Applicant to return to the Planning Board. A small group of Planning Board Members (approximately three (3), and any other invitees, as approved by the Supervisor) would meet to review alternate solutions for rear screening and enhance site landscaping plans prior to the next scheduled Planning Board Meeting.

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

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:30 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk