

TOWN OF HENRIETTA PLANNING BOARD
Tuesday, September 9, 2008

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 & August 26, 2008

APPLICATIONS:

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. **(Rear Screening & landscaping Plans and building colors/materials only)**

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. **(SEQRA)**

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 16, 2008 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
SEPTEMBER 9, 2008**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 9, 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

STAFF ABSENT

Jeffrie Wilkinson, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of July 22, 2008, as presented.

On motion of
James Grunert

Seconded by
Patricia Brill

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

The second item on the agenda is the approval of the Regular Meeting Minutes of August 26, 2008, as presented.

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. 08-146

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.

On Motion of
Devon Van Vechten

Seconded by
M. Rick Page

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 has agreed to raise the height of the fencing/berm to ten feet (10') above the New York State Thruway, which is complimented by the inclusion of a twenty-five (25) year vinyl insert, which will totally screen the ability to see any vehicles in the proposed parking lot.
- 2.) The Applicant has enhanced the landscaping in the front of the building to the approval of the Henrietta Planning Board, which includes over forty (40) shrubs and trees.
- 3.) The proposed building materials were presented and acceptable. A letter stating the proposed building colors will be submitted to the Town's Engineering Department.

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. 08-125

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.

With regard to Application No. 08-125, 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 Precision Properties. 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 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.

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. 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 requested that they be allowed to use metal halide lighting on the new Project, and to change the high pressure sodium on the existing apartment building to metal halide down lighting fixture, as well. The Henrietta Planning Board discussed this request conducted a row vote with six (6) voting "Aye" and one (1) voting "No", and will allow the use of metal halide.
- 3.) The Applicant will put a drop shield on perimeter light poles to further screen any spillage or visual effect to the adjacent neighbors. The poles will be ten feet (10') with two hundred and fifty (250) watt lights.
- 4.) The Applicant will work with the Director of Engineering/Planning to enhance planting and landscaping along the entire Hylan Drive frontage, including on or near existing water main easement.

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 8:15 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk