

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 26, 2011

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: March 22, 2011

- Application No. 11-004** **Fastrac Markets** – For final site plan approval of a 4,446 S.F. convenience store and gasoline filling station with ten (10) pumps on existing 1.407 acres of land located at 291 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 161.01-1-18. **(SEQRA)**
- Application No. 11-003** **Calkins Corners** – For final site plan approval of a three (3) story 20,405 S.F. (each floor) 60 unit senior living facility on proposed 4.19 acres of land located behind 745 Calkins Road in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-75.111. **(SEQRA)**
- Application No. 11-005** **Calkins Road Professional Business Park – Lot 204** – For final site plan approval of a two (2) story 72,000 S.F. (total) office building on existing 5.638 acres of land located at 25 Methodist Hill Drive in a Commercial B-1 and Industrial with specifics Zoned District. Tax Account No. 175.11-01-7. **(SEQRA)**
- Application No. 09-129** **Hosmer Building Expansion** – For final site plan approval to construct a new attached 4,620 S.F. shop/garage addition, 9,680 S.F. vehicle garage/maintenance building, three (3) 1,850 S.F. greenhouses, and a 10,000 S.F. salt storage structure with site improvements on approximate 11.1 acre parcels of land known as 1249 Lehigh Station Road. Tax Account No. 175.16-1-5.1, 6, 7.12. **(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 **May 3, 2011 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
APRIL 26, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 26, 2011 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, Vanguard Engineering, Consultant to the Town
William Walker, Esquire
Terry Ekwel, Fire Marshal

The first item on the agenda is the Regular Meeting Minutes of April 12, 2011, 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. 11-004 **Fastrac Markets** – For final site plan approval of a 4,446 square foot convenience store and gasoline filling station with ten (10) pumps on an existing 1.407 acres of land, located at 291 Jefferson Road, in a Commercial B-1 Zoned District. Tax Account No. 161.01-1-18. **(SEQRA)**

With regard to Application No. 11-004, 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 Fastrac Markets. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a 4,446 square foot convenience store and gasoline filling station with ten (10) pumps on an existing 1.407 acres of land, located at 291 Jefferson Road, in a Commercial B-1 Zoned District. Tax Account No. 161.01-1-18.

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. Patricia Brill 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 the motion of
James Grunert

Seconded by
M. Rick Page

The Henrietta Planning Board moved/made a motion to approve 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 Henrietta Planning Board has requested that the Applicant present a full diagram with an elevation of the gas canopy and as a condition of the approval.

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. 11-003 Calkins Corners – For final site plan approval of a three (3) story 20,405 square foot (each floor) 60 unit senior living facility on a proposed 4.19 acres of land, located behind 745 Calkins Road, in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-75.111. **(SEQRA)**

With regard to Application No. 11-003, 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 Bishop Sheen Ecumenical Housing Foundation, Inc. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a three (3) story 20,405 square foot (each floor) 60 unit senior living facility on a proposed 4.19 acres of land, located behind 745 Calkins Road, in a Residential R-2-15 Zoned District. Tax Account No. 176.05-1-75.111.

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. Stephen R. MacIntyre 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 the motion of
Patricia Brill

Seconded by
Stephen R. MacIntyre

The Henrietta Planning Board moved/made a motion to approve 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 approval will be conditional upon the Applicant receiving a variance for the front parking lot setback from the Henrietta Zoning Board.

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. 11-005 Calkins Road Professional Business Park – Lot 204 – For final site plan approval of a two (2) story 72,000 square foot (total) office building on an existing 5.638 acres of land, located at 25 Methodist Hill Drive, in a Commercial B-1 and Industrial with specifics Zoned District. Tax Account No. 175.11-01-7. **(SEQRA)**

With regard to Application No. 11-005, 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 Russell P. LeFrois Builders, Inc. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a two (2) story 72,000 square foot (total) office building on an existing 5.638 acres of land, located at 25 Methodist Hill Drive, in a Commercial B-1 and Industrial with specifics Zoned District. Tax Account No. 175.11-01-7.

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. Lawrence Neill 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 the motion of
M. Rick Page

Seconded by
James Grunert

The Henrietta Planning Board moved/made a motion to approve 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 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

Application No. 09-129 Hosmer Building Expansion – For final site plan approval to construct a new attached 4,620 square foot shop/garage addition, 9,680 square foot vehicle garage/maintenance building, three (3) 1,850 square foot greenhouses, and a 10,000 square foot salt storage structure with site improvements on an approximate 11.1 acre parcels of land, known as 1249 Lehigh Station Road. Tax Account No. 175.16-1-5.1, -6, -7.12. **(SEQRA)**

With regard to Application No. 09-129, 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 Ted Hosmer. 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 new attached 4,620 square foot shop/garage addition, 9,680 square foot vehicle garage/maintenance building, three (3) 1,850 square foot greenhouses, and a 10,000 square foot salt storage structure with site improvements on an approximate 11.1 acre parcels of land, known as 1249 Lehigh Station Road. Tax Account No. 175.16-1-5.1, -6, -7.12.

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 the motion of
Devon Van Vechten

Seconded by
Lawrence Neill

The Henrietta Planning Board moved/made a motion to approve 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 will construct a chain link fence of about two thousand feet (2,000') on the east and south sides, such fence to be between six and eight feet (6-8').
- 3.) The Applicant will submit documentation that a New York State wetland does not exist, as it is under 12.4 acres.

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 James Grunert and passed unanimously at 8:55 p.m.

PB April 26, 2011

Respectfully submitted,

Leann C. Case
Deputy Town Clerk