

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, July 12, 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: June 14, 2011 and June 28, 2011

Application No. 11-008 **Proposed Fitness Center and Retail Buildings** – For final site plan approval to construct a new 45,000 S.F. fitness center as well as two retail buildings having a combined floor space of 18,550 S.F. on 12.162 acre parcel of land located at 100 Marketplace Drive in a Commercial B-1 District. Tax Account No. 162.09-1.1, 1.2 & 2.3.

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 **July 19, 2011 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JULY 12, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, July 12, 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

Christopher Martin, Vanguard Engineering, Consultant to the Town
William Walker, Esquire
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of June 14, 2011, as presented.

On motion of
Lawrence Neill

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 next item on the agenda is the approval of the Regular Meeting Minutes of June 28, 2011, as presented.

On motion of
James Grunert

Seconded by
Devon Van Vechten

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. 11-008

Proposed Fitness Center and Retail Buildings –

For final site plan approval to construct a new 45,000 square foot fitness center, as well as two (2) retail buildings, having a combined floor space of 18,550 square feet on a 12.162 acre parcel of land, located at 100 Marketplace Drive, in a Commercial B-1 District. Tax Account No. 162.09-1.1, -1.2 and -2.3.

With regard to Application No. 11-008, 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 Benderson Development. 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 45,000 square foot fitness center, as well as two (2) retail buildings, having a combined floor space of 18,550 square feet on a 12.162 acre parcel of land, located at 100 Marketplace Drive, in a Commercial B-1 District. Tax Account No. 162.09-1.1, -1.2 and -2.3.

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
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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
Lawrence Neill

The Henrietta Planning Board moved/made a motion for 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. At this time, the Applicant is seeking final approval for the fitness center and overall approval for all three (3) building areas, stating they will come back with specific building elevations for the two (2) retail buildings on the north side of the Project.
3. The Applicant will disturb all five (5) acres at the same time and will seek the appropriate permits from the Town Board.
4. The approval will be conditional pending the Applicant addressing comments and will come back for final building elevations, at a future date.

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	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by James Grunert and passed unanimously at 8:00 p.m.

PB July 12, 2011

Respectfully submitted,

Leann C. Case
Deputy Town Clerk