

TOWN OF HENRIETTA PLANNING BOARD

June 11, 2013

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: May 28, 2013

PUBLIC HEARINGS:

Application No. PB-290 **Monroe County Fairgrounds Subdivision** – For preliminary subdivision approval of a two (2) lot subdivision on an existing 48.725 acres of land located at 2695 East Henrietta Road in a Residential R-1-15, Residential R-2-15 and Commercial B-1 District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1.

APPLICATIONS:

Application No. PB-290 **Monroe County Fairgrounds Subdivision** – For preliminary subdivision approval of a two (2) lot subdivision on an existing 48.725 acres of land located at 2695 East Henrietta Road in a Residential R-1-15, Residential R-2-15 and Commercial B-1 District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1. **(SEQRA)**

Application No. 13-007 **eHealth Build to Suit** – For final site plan approval of a 36,000 square foot office building on an existing 9.752 acres of land located on Thruway Park Drive in an Industrial Zoned District. Tax Account No. 188.02-1-58. **(SEQRA)**

Application No. 13-008 **Garber Porsche Audi** – For final site plan approval of the 1,625 square foot expansion and renovation of the existing 22,623 square foot dealership on an existing 3.92 acres of land located at 3955 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.19-1-5.1. **(SEQRA)**

Discussion Item:

Garber Automotive Sales Office – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

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 **June 18, 2013 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JUNE 11, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, June 11, 2013 was called to order at 7:00 P.M.

MEMBERS PRESENT

Peter Minotti, Chairman
Devon Van Vechten, Vice Chairman*
Matthew Borkowski
Patricia Brill
James Grunert
Stephen R. MacIntyre
Lawrence Neill

STAFF PRESENT

Christopher Martin, P.E., Director of Engineering & Planning
Terry Ekwel, Fire Marshal/Building Inspector
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of May 28, 2013, as presented.

On motion of
James Grunert

Seconded by
Stephen R. MacIntyre

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. PB-290 **Monroe County Fairgrounds Subdivision** – For preliminary subdivision approval of a two (2) lot subdivision on an existing 48.725 acres of land located at 2695 East Henrietta Road in a Residential R-1-15, Residential R-2-15 and Commercial B-1 District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1. **(SEQRA)**

*Devon Van Vechten arrived at 7:34 p.m.

With regard to Application No. PB-290, 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 Subdivision Plan Application by ROC Dome Holdings, LLC. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a proposed 2 lot subdivision on an existing 48.725 acre parcel of land located at 2695 East Henrietta Road in a Residential R-1-15, Residential R-2-15, and Commercial B-1 Zoned District. Tax Account Nos. 176.05-1-59 & 176.06-1-74.1.

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. Matthew Borkowski seconded the motion.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
Matthew Borkowski

A motion for preliminary subdivision approval was made and is 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 and Planning.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye

Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Patricia Brill

Seconded by
James Grunert

A motion for final subdivision approval was made and is 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. There are no comments, at this time, from any of the Planning Board members.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 13-007 eHealth Build to Suit – For final site plan approval of a 36,000 square foot office building on an existing 9.752 acres of land located on Thruway Park Drive in an Industrial Zoned District. Tax Account No. 188.02-1-58.
(SEQRA)

With regard to Application No. 13-007, 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 Konar Properties. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval of a proposed 36,000 square foot building on a 9.752 acre parcel located at Erie Station Business Park – Lot AR-2 in an Industrial Zoned District. Tax Account No. 188.02-1-58.

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:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
James Grunert

The Henrietta Planning Board moved/made a motion to approve the final site plan, 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. There are no comments, at this time, from any of the Planning Board members.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 13-008

Garber Porsche Audi – For final site plan approval of the 1,625 square foot expansion and renovation of the existing 22,623 square foot dealership on an existing 3.92 acres of land located at 3955 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.19-1-5.1. **(SEQRA)**

With regard to Application No. 13-008, 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 Garber Automotive. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval for renovation of the existing 22,623 square foot building and 1,625 square foot addition on a 3.92 acre parcel located at 3925 West Henrietta Road in a B-1 Commercial Zoned District. Tax Account No. 161.19-1-5.1.

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:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
James Grunert

Seconded by
Lawrence Neill

The Henrietta Planning Board moved/made a motion to approve the final site plan, 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. There are no comments, at this time, from any of the Planning Board members.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Discussion Item: **Garber Automotive Sales Office** – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

The Henrietta Planning Board discussed the above application and no objections were raised, so the modification to the site lighting was approved. Kevin Parker of Garber Automotive made a commitment to fix any additional light spillage issues with a down light shield if necessary.

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

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk