

TOWN OF HENRIETTA PLANNING BOARD

March 28, 2017

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: February 28, 2017

APPLICATIONS:

Application No. 17-003 **Camp Possibilities** – For final site plan approval of a day use recreation area for children on the property located at 2310 Lehigh Station Road in an R-1-20 Zoned District. Tax Account Nos. 177.09-1-1.1 & 177.09-1-1.2 & 176.12-2-68. **(SEQR)**

Application No. PB-311 **Howlett Farm Subdivision** - For preliminary review of a proposed subdivision consisting of 107 residential lots and two exception parcels located at the southeast corner of East River Road & Erie Station Road in a Residential R-1-15 Zoned District. Tax Account Nos. 188.03-1-16.2, 188.02-1-45.1, 188.03-1-16.12 and 188.04-1-40. **(INTENT TO BE LEAD AGENCY)**

DISCUSSION ITEM: **Lehigh Business Park** – Planning Board to discuss an application from LFS John Street, LLC relating to the development of an industrial / business park on approximately 67.4 acres of land located at the west side of John Street and north of Lehigh Station Road, including rezoning said lands from Residential R-1-15 to Industrial in order to allow for the development of an industrial / business park. Tax Account Nos. 174.02-1-15.1 and 174.02-1-15.2.

<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 April 4, 2017 at 7:00 p.m. in Main Meeting Room</p>

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
March 28, 2017**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, March 28, 2017 at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467. The meeting was called to order at 7:00 p.m. by the Planning Board Chairman, Peter Minotti.

MEMBERS PRESENT: Peter Minotti, Chairman
Devon Van Vechten, Vice Chairman
Lawrence Neill
Stephen R. MacIntyre
Patricia Brill
Matthew Borkowski
William Walker, Esquire

MEMBERS ABSENT: James Grunert

ALSO PRESENT: Christopher Martin, P.E., Director of Engineering & Planning
Terry Ekwel, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of February 28, 2017 as presented.

On motion of
Patricia Brill

Seconded by
Devon Van Vechten

Duly put to a vote:

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

Motion Carried

Application No. 17-003 **Camp Possibilities** – For final site plan approval of a day use recreation area for children on the property located at 2310 Lehigh Station Road in an R-1-20 Zoned District. Tax Account Nos. 177.09-1-1.1 & 177.09-1-1.2 & 176.12-2-68. **(SEQR)**

Representing Applicant: Richard Waite, Clark Patterson Lee
Maria Mazurek, Clark Patterson Lee
Jerry Ippolito, Hillside Children's Center
Mary Alice Schmidt, Hillside Children's Center

In regards to the above referenced application, the applicant stated that all staff comments can be

addressed. The project consists of constructing five (5) log cabin type facilities for a camp for Hillside Family of Agencies. It was noted that the project is a permitted use in their Residential R-1-20 zoning district per Town Code Section §295-7(A3), which states that a proposed seasonal "day use recreation area for children" falls within the Public Parks, playgrounds and similar recreational areas and structures not operated for gain (not for profit). Mr. Ippolito confirmed that they are a non-for-profit organization. Some concern was noted in regards to safety of the campers with a close proximity to the pond and stormwater management facility, however the applicant stated that there would be one (1) staff member per two or three (2 – 3) campers so safety should not be an issue. A security gate could be provided in the future however. The ages of the campers range from five to nineteen (5 – 19) years old and the maximum amount of campers allowed is twenty (20). A neighborhood meeting was held for the project and the applicant stated that they plan to have an open house with the neighbors once the camp is completed. Planning Board Member Borkowski recommended that a motion camera be installed to deter any negative activity. Despite the seasonal use, it will be required that the gravel access road be properly maintained in order to allow for emergency vehicle access to the cabins.

With regard to Application No. 17-003, SEQR 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 Hillside Family of Agencies. 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 day use recreation area for children on the property located at 2310 Lehigh Station Road in an R-1-20 Zoned District. Tax Account Nos. 177.09-1-1.1, 177.09-1-1.2 and 176.12-2-68.

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:

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

Motion Carried

A motion for final site plan 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:

PLANNING BOARD CONDITIONS:

1. The gravel access road will have to be maintained at all times so that emergency vehicles can access the cabins.

On the Motion of

Stephen MacIntyre

Seconded by

Patricia Brill

Duly put to a vote:

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

Motion Carried

Application No. PB-311 Howlett Farm Subdivision - For preliminary review of a proposed subdivision consisting of 107 residential lots and two exception parcels located at the southeast corner of East River Road & Erie Station Road in a Residential R-1-15 Zoned District. Tax Account Nos. 188.03-1-16.2, 188.02-1-45.1, 188.03-1-16.12 and 188.04-1-40. **(INTENT TO BE LEAD AGENCY)**

In regards to the above referenced application, the Planning Board Chairman Peter Minotti made a motion that the Town of Henrietta Planning Board declare its intent to be Lead Agency for the purpose of a coordinated SEQR review. Devon Van Vecten seconded the motion.

Duly put to a vote:

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

Motion Carried

DISCUSSION ITEM: **Lehigh Business Park** – Planning Board to discuss an application from LFS John Street, LLC relating to the development of an industrial / business park on approximately 67.4 acres of land located at the west side of John Street and north of Lehigh Station Road, including rezoning said lands from Residential R-1-15 to Industrial in order to allow for the development of an industrial / business park. Tax Account Nos. 174.02-1-15.1 and 174.02-1-15.2.

Representing Applicant: Jerry Goldman, Woods Oviatt Gilman

Peter Vars, P.E., BME Associates

In regards to the above referenced application, the applicant stated and committed to the Board that they have no intent for building any type of multi-family housing. This application is strictly for Office/Flex Space/Industrial use only. There are eleven (11) proposed parcels. The intent is to build the road to Monroe County design standards, build the roadway in its entirety and then build the buildings, when LeFrois builders has potential tenants. There will be a residents meeting held on Wednesday, March 29, 2017 followed by a Public Hearing on April 5, 2017. If this property is successfully rezoned, then the project will come back in for the Henrietta Planning Board to review for subdivision and site plan approvals.

Planning Board Chairman Peter Minotti made a motion to the Henrietta Town Board in favor of rezoning based upon the following report of findings. Devon Van Vechten seconded the motion.

"REPORT"

**REZONING PETITION/PROPOSED ZONING AMENDMENT – WEST SIDE OF JOHN STREET, NOTH OF LEHIGH STATION ROAD FROM R-1-15 TO INDUSTRIAL
LFS John Street, LLC**

The Henrietta Planning Board makes the following findings of fact relative to this requested rezoning:

1. The proposed rezoning is consistent with the Town Comprehensive Plan; in particular, the 2011 Strategic Update to the Comprehensive Plan adopted by the Town of Henrietta which states that "the possible extension of John Street southward to Lehigh Station Road could make some land that is currently zoned Residential more attractive for light industrial/office development."
2. The proposed rezoning is located at the southerly portion of the extension of John Street.
3. The proposal for rezoning is consistent with the character of its development neighborhood to the north.

THEREFORE, the Planning Board makes a positive recommendation on this rezoning request.

Duly put to a vote:

Matthew Borkowski	voting	No
Patricia Brill	voting	Aye
James Grunert	voting	Absent
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 8:02 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk