

TOWN OF HENRIETTA PLANNING BOARD

September 26, 2017

AGENDA

REVISED

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: September 13, 2017

APPLICATIONS:

Application No. 17-011 **74 Middle Road Medical Office** – For final site plan approval of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in a Commercial B-2 Zoned District. Tax Account No. 175.08-1-14.

DISCUSSION ITEM: **Hylan Crossing** – Planning Board to do a review of the site plan for the proposed Hylan Crossing (mixed-use office park) project located at 350 Calkins Road in a Planned Commercial Development Zoned District. Tax Account Nos. 161.20-1-17, 161.20-1-18, 161.20-1-19 and 175.08-1-22.

DISCUSSION ITEM: **Riverwood Tech Campus** – Planning Board to do a review of the conceptual site plan for the proposed Riverwood Tech Campus project located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-.1.12.

DISCUSSION ITEM: **Pizza & Ice Cream Shop** – Planning Board to do a review of proposed site revisions for the proposed pizza & ice cream shop located at 4843 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-6.

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 **October 3, 2017 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
September 26, 2017**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, September 26, 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
James Grunert
Patricia Brill
Matthew Borkowski
William Walker, Esquire

ALSO PRESENT: Christopher Martin, P.E., Director of Engineering & Planning

The first item on the agenda is the approval of the Regular Meeting Minutes of September 13, 2017 as presented.

On motion of
Lawrence Neill

Seconded by
James Grunert

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. 17-011 **74 Middle Road Medical Office** – For final site plan approval of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in a Commercial B-2 Zoned District. Tax Account No. 175.08-1-14.

Representing Applicant: Jess Sudol, P.E., Passero Associates
Karl Schuler, Taylor Construction

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of the development of a thirty-three thousand five hundred foot (33,500 S.F.) medical office building that will be similar to the medical building that is currently being constructed on the neighboring property (50 Middle Road), but will have some architectural differences. The application received SEQR only approval at the previous Planning Board meeting on

September 13, 2017, and the Town Board approved the rezoning of the property from Residential, R-1-15 to Commercial B-2 on September 20, 2017. The applicant noted that the current house and barn that is located on the property will be demolished as part of this project. At this time, there are not any tenants for the medical office space. It was also noted that there would be some sort of buffering provided along the property line that is adjacent to the Maplewood Cemetery.

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. There are no conditions from the Henrietta Planning Board at this time.

On the Motion of
James Grunert

Seconded by
Devon Van Vechten

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: **Hylan Crossing** – Planning Board to do a review of the site plan for the proposed Hylan Crossing (mixed-use office park) project located at 350 Calkins Road in a Planned Commercial Development Zoned District. Tax Account Nos. 161.20-1-17, 161.20-1-18, 161.20-1-19 and 175.08-1-22.

Representing Applicant: James Taylor, RJ Taylor Construction
Karl Schuler, RJ Taylor Construction
Jess Sudol, P.E., Passero Associates

In regards to the above referenced application, the Planning Board reviewed a conceptual plan for the proposed Hylan Crossing project. The project consists of a three hundred and seventy-five thousand square foot (375,000 S.F.) medical office park with a possible mixed use of a hotel, restaurant and bank. The project would be located at the corner of Hylan Drive and Calkins Road, in a Planned Commercial Development (PCD) Zoned district. No special permits or variances should be needed for this project. A traffic impact study is being prepared and will be submitted to the Monroe County Department of Transportation for review. A traffic signal could be warranted at the intersection of Hylan Drive and Lehmann Drive. The Planning Board noted its desire to see adequate buffering along Hylan Drive as well as a significant amount of landscaping within the office complex. The applicant noted that a formal site plan application could be seen by the Planning Board in November 2017, with potential construction commencing in the summer of 2018.

DISCUSSION ITEM: **Riverwood Tech Campus** – Planning Board to do a review of the conceptual site plan for the proposed Riverwood Tech Campus project located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-.1.12.

Representing Applicant: Fred Rinaldi, Developer
James Cretekos, BME Associates

In regards to the above referenced application, the Planning Board reviewed a conceptual plan for the proposed Riverwood Tech Campus project, the former Kodak facility on East River Road. The existing facility is about two hundred and twenty-five thousand square feet (225,000 S.F.) large and the project could include an additional one hundred thousand square foot (100,000 S.F.) office building addition in the future. The developer is already in the process of renovating the existing facility into a Class A office and manufacturing/warehouse space and hopes to lease out the space in 2018. It was also noted that there would be about three (3) miles of trails constructed in the parcel as well.

DISCUSSION ITEM: **Pizza & Ice Cream Shop** – Planning Board to do a review of proposed site revisions for the proposed pizza & ice cream shop located at 4843 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-6.

Representing Applicant: Jigar Gandhi, Applicant
John DiGaetano, Building Contractor

In regards to the above referenced application, the Planning Board reviewed a revised site plan for the proposed Pizza and Ice Cream Shop at 4843 West Henrietta Road. The applicant has submitted plans for this project previously, but the plans have now been changed due to the elimination of the building addition. The applicant also proposed to eliminate some landscaping and curbing, however after some discussion with the Planning Board, the applicant will provide curbing along the west side of the building and will add a ground cover along the sloped area to reduce maintenance issues. The building elevations were approved by the Board, however the applicant must provide the Engineering Department with an updated landscaping plan prepared by a landscape architect or certified nursery professional. The building will have the brick painted dark grey with wood trim accents around the windows and new windows will be installed. The interior is already being renovated. The Special Permit that was approved by the Town Board previously has also been extended.

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:52 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk



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7 GENs, LLC
 ORANGE CHILLES
 4843 W Henrietta Rd, Henrietta, NY

A Division of the Seneca Nation of Indians

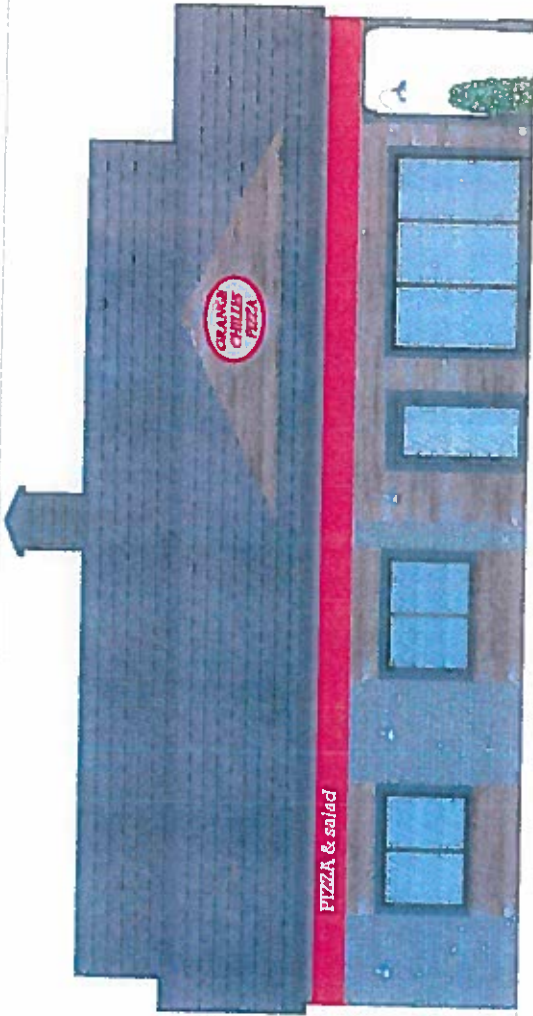
Sept 12, 2017

Updates Sept 18, 2017
 Sept 19, 2017

EXTERIOR
 ELEVATIONS

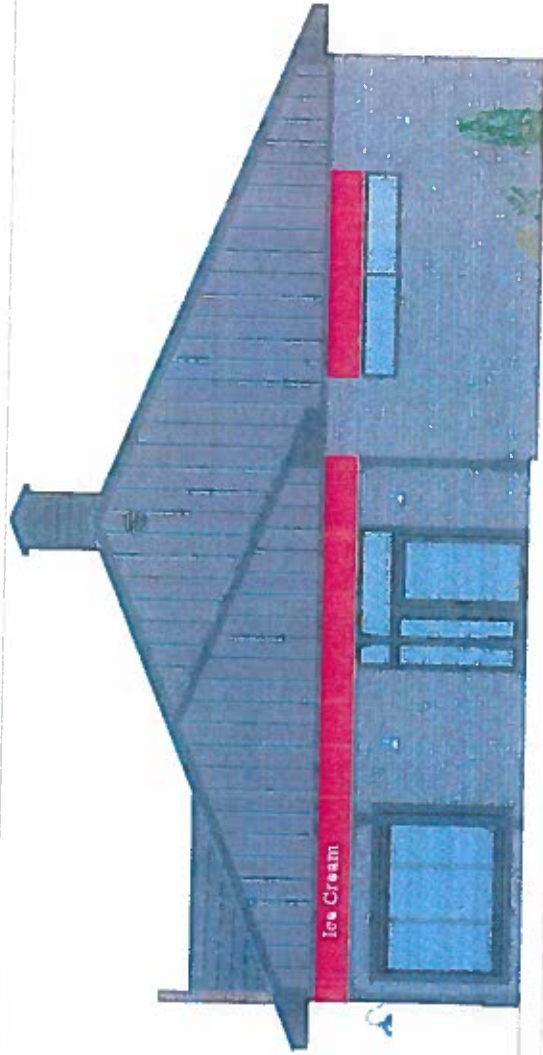
I-202A

Scale As Noted



1A EAST / FRONT RENDERING

SCALE 1/8" = 1'-0"



4A NORTH / RIGHT SIDE RENDERING

SCALE 1/8" = 1'-0"



September 6, 2017

Mr. Peter Minotti, Planning Board Chairman
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Re: Hylan Crossing - 305 Calkins Road

Chairman Minotti:

On behalf of our client, Taylor, The Builders we respectfully request to be placed on the September 26th, 2017 Planning Board agenda for an informal review of the proposed Hylan Crossing project at the northwest corner of Hylan Drive and Calkins Road. The proposal includes the construction of a mixed-use office park with several potential retail uses including a restaurant, bank and hotel. The project represents the opportunity to redevelop a long underutilized, yet valuable piece of land within the Town.

The subject parcel includes several existing properties totaling approximately 48 acres in area, all contained within the Planned Commercial District (PCD). Of the 48 acres, roughly 30 acres are developable with the remaining lands containing Red Creek, regulated wetlands and a floodway. The proposal includes a variety one, two and three-story office buildings in addition to the retail uses, all designed to limit impact to the environmental features. The park will offer a variety of options for future tenants in terms of location and building size. The buildings will be designed so that there is a consistent architectural theme carried throughout the development.

Access to the site will be provided via the existing Lehmann drive as well as curb cuts on Hylan Drive and Calkins Road. The proximity of the parcel to Interstate 390 and the Thruway make it an ideal location for this type of project. Water and Sanitary Sewers are existing on site and will support the development proposal. Pending approvals, the project would begin construction in the Spring of 2018.

In support of our request attached please find:

(12) Copies of Site Plan

Please contact me directly with any questions, we look forward to meeting with the Board on the 26th.

Sincerely,

Jess D. Sudol, PE
Vice President

JDS:paf
Encs:

Cc: File
Taylor The Builders