

TOWN OF HENRIETTA PLANNING BOARD

January 9, 2018

AGENDA

Peter Minotti, Chairman
Lawrence Neill
Stephen R. MacIntyre
James Grunert
Patricia Brill
Matthew Borkowski
Douglas Rivers
Daniel Mastrella, Esquire

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: December 12, 2017

APPLICATIONS:

Application No. 17-018 Hylan Crossing Business Park – For final site plan approval of a proposed office park on 48 acres located at 350 Calkins Road in a Planned Commercial Development Zoned District. Tax Account Nos. 175.08-1-22, 161.20-1-17, 161.20-1-18 and 161.20-1-19. **(SEQR)**

Application No. 17-019 Market Square – Building Expansion – For final site plan approval of a 7,112 S.F. retail building (adjacent to the existing Marshalls tenant space) located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account 162.05-01-3.111. **(SEQR)**

Application No. 17-020 Riverwood Tech Campus – For final site plan approval of the redevelopment of the former office park located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-1.121. **(INTENT TO BE LEAD AGENCY)**

<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 January 16, 2018 at 7:00 p.m. in Main Meeting Room</p>
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**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
January 9, 2018**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, January 9, 2018 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
James Grunert, Vice-Chairman
Lawrence Neill
Stephen R. MacIntyre
Patricia Brill
Matthew Borkowski
Douglas Rivers
Daniel Mastrella, 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 December 12, 2017 as presented.

On motion of
Lawrence Neill

Seconded by
Patricia Brill

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Abstain
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 17-018 Hylan Crossing Business Park – For final site plan approval of a proposed office park on approximately 48 acres located at 350 Calkins Road in a Planned Commercial Development Zoned District. Tax Account Nos. 175.08-1-22, 161.20-1-17, 161.20-1-18 and 161.20-1-19. **(SEQR)**

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

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 375,000 S.F. office park with a possible

mixed use of a hotel, restaurant, and a bank located at the northwest corner of Hylan Drive and Calkins Road. The parcel totals just under 50 acres, with about 30 acres to be developed. The overall greenspace for the entire parcel is about 50%, however the developed portion will have a lot of impervious area. Additional landscaping has been provided as per previous staff comments and internal walking trails have also been added. The Board asked for adequate buffering along Hylan Drive and the applicant noted that the existing berm along Hylan Drive and Calkins Road will be modified. A traffic impact study has been prepared and is being reviewed first by the Monroe County D.O.T and then the New York State D.O.T. A traffic signal will probably be warranted at the intersection of Hylan Drive and Lehmann Drive. The approval is for the overall business park and it was noted that future, individual buildings will need to be submitted and reviewed by the Planning Board. The project will most likely be completed in a minimum of three phases and the plans will need to be slightly altered so there is no disturbance of the conservation easement. The sanitary sewer along Calkins Road will be dedicated to the Town in order to provide future service to the residents along the east side of Hylan Drive that are currently on septic systems. It was also noted that four different types of lighting would be provided for the complex in order to reduce the amount of light spillage to the existing residences along Hylan Drive.

With regard to Application No. 17-018, SEQR review indicates the Action under consideration is a Type I Action as per Section 617.4(b)(6)(i). 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 Hylander Properties, LLC. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a proposed office park on 48 acres located at 350 Calkins Road in a Planned Commercial Zoned District. Tax Account Nos. 175.08-1-22, 161.20-1-17, 161.20-1-18 and 161.20-1-19.

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:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	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. There are no conditions from the Henrietta Planning Board at this time.

On the Motion of
James Grunert

Seconded by
Matthew Borkowski

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 17-019 Market Square – Building Expansion – For final site plan approval of a 7,112 S.F. retail building (adjacent to the existing Marshall's tenant space) located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account 162.05-01-3.111. **(SEQR)**

Representing Applicant: Matthew Oates, P.E., Benderson Development

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of constructing a 7,112 S.F. retail building next to the existing Marshall's store. Due to the proximity of the project to Home Depot, a construction staging and safety plan will be provided to the east side of the building addition. The location of snow storage was also discussed and the applicant stated that during extreme snow events snow would probably need to be trucked off site. Some Board members noted their concern with the elimination of parking spaces, which Mr. Oates stated that they haven't seen a need for these spaces and were comfortable providing land banked parking spaces on the western portion of the plaza instead.

With regard to Application No. 17-019, 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 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 of a 7,112 S.F. retail building (adjacent to the existing Marshalls tenant space) located at 720 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.111.

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. Patricia Brill seconded the motion.

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	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. There are no conditions from the Henrietta Planning Board at this time.

On the Motion of
Stephen R. MacIntyre

Seconded by
Lawrence Neill

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 17-020 Riverwood Tech Campus – For final site plan approval of the redevelopment of the former office park located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-1.121. **(INTENT TO BE LEAD AGENCY)**

Representing Applicant: James Cretelos, BME Associates

In regards to the above referenced application, Chairman 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. Matthew Borkowski seconded the motion.

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 8:04 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk