

# TOWN OF HENRIETTA PLANNING BOARD

February 13, 2018

## AGENDA

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

### MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: January 9, 2018

### APPLICATIONS:

**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. **(SEQR)**

**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 **February 20, 2018 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
February 13, 2018**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, February 13, 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

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The first item on the agenda is the approval of the Regular Meeting Minutes of January 9, 2018 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	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

**Motion Carried**

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**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. **(SEQR)**

**Representing Applicant:** James Cretokos, BME Associates  
Fred Rainaldi, Riverwood Tech Campus

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of the redevelopment of the former Kodak facility into high end offices. The existing facility is approximately 225,000 S.F. that is in the process of being renovated

into Class A offices with manufacturing/warehouse spaces. A future 80,000 S.F. office building and food truck pavilion will require a separate site plan submission and approval from the Henrietta Planning Board. The boat launch area that is proposed for an entrance to the Genesee River will also need to be reviewed by the Henrietta Planning Board and receive a permit from the New York State Department of Environmental Conservation and other applicable agencies. Since these additional spaces will be part of future submissions, they are not part of the current site plan approval; however, they were included in the SEQR process and approval for the project as a whole. The future food truck area will need to abide by the rules set forth in Henrietta Town Code section §295-52.2 as well. Approximately three miles of trails will be constructed and the width of the trail along the Genesee River will be increased to six to eight feet wide in order to support maintenance vehicles for the parallel sanitary sewer system. A sidewalk easement will be provided along East River Road for a future sidewalk as well. In regards to lighting, it was noted that all existing pole mounted lighting will be upgraded to the new LED fixtures that the new pole fixtures will also be using. Lighting will be provided around the existing and proposed entrances to the campus.

With regard to Application No. 17-020, SEQR review indicates the Action under consideration is a Type I Action as per Section 617.4(b)(6)(iv). 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 Riverwood Tech Campus. 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 the redevelopment of a former office park located at 4545 East River Road in an Industrial Zoned District. Tax Account No. 174.03-2-1.121.

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:

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. The future 80,000 S.F. office building and food truck pavilion will require a separate site plan submission and approval from the Henrietta Planning Board. The boat launch area that is proposed for an entrance to the Genesee River will also need to be reviewed by the Henrietta Planning Board and receive a permit from the New York State Department of Environmental Conservation and other applicable agencies.

**On the Motion of**  
Matthew Borkowski

**Seconded by**  
Stephen MacIntyre

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**

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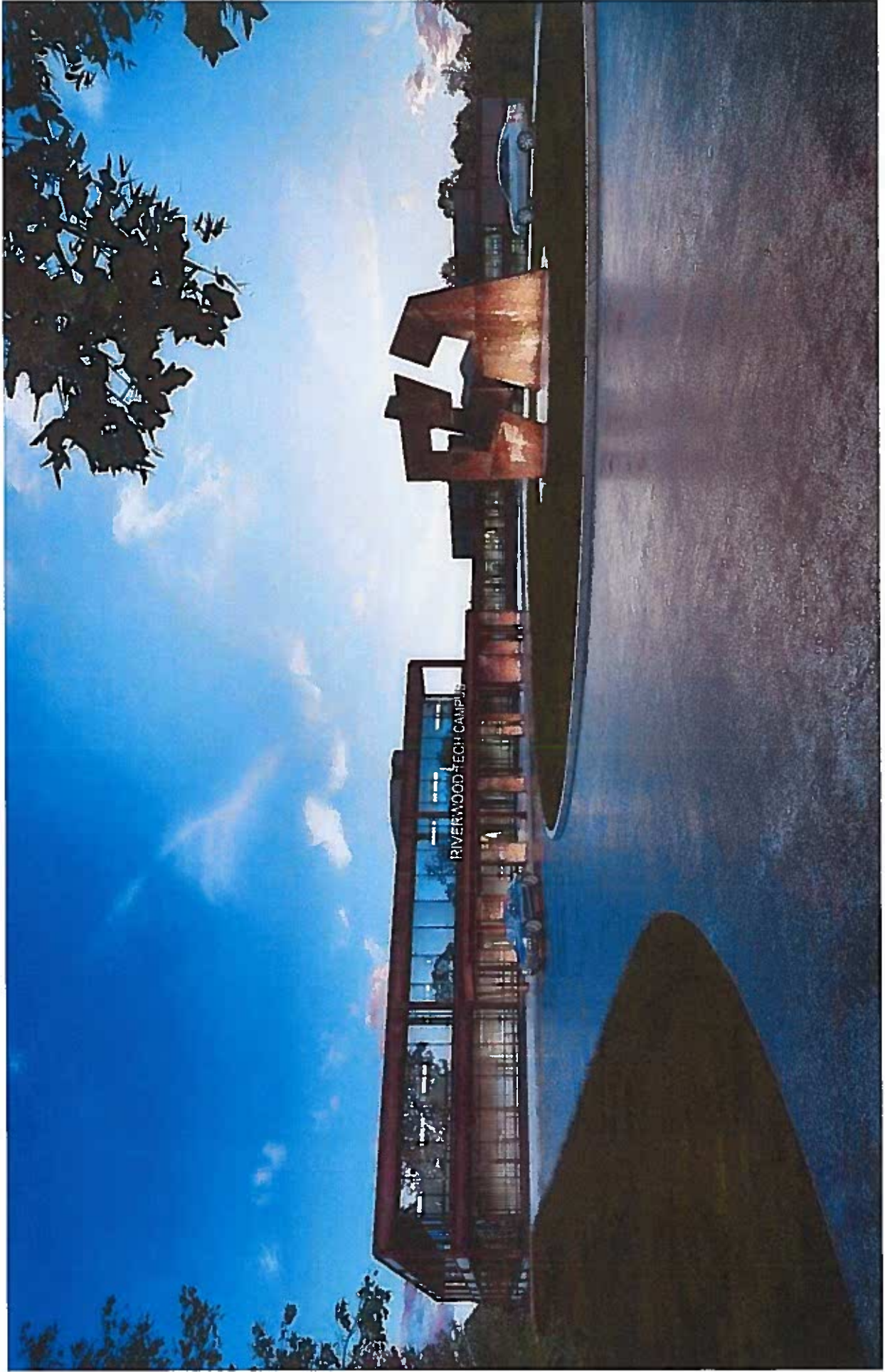
A motion to adjourn was made by James Grunert and passed unanimously at 7:57 p.m.

Respectfully submitted,



Heather Voss  
Deputy Town Clerk

BUILDING B - SOUTH ENTRANCE



BUILDINGS C & D - SOUTH ENTRANCE



BUILDINGS B & C - NORTH ENTRANCE

