

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, February 10, 2009

## AGENDA

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

### MAIN MEETING ROOM

**ROLL CALL:** 7:00 PM

### PUBLIC HEARING:

**Application No. PB-285** **Staybridge Suites Resubdivision of Lot No. R- 302A in the Marketplace Center Subdivision Section 300** - For preliminary subdivision approval of proposed 3 lot resubdivision on existing 19.875 acres of land located on the west side of Hylan Drive and on the south side of Lehmann Drive in an Planned Commercial Development District. Tax Account No. 161.20-1-5.111.

### ROLL CALL:

**MINUTES:** January 13, 2009

### APPLICATIONS:

**Application No. 08- 188** **The Province** – For final site plan approval to construct thirteen 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, 11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12.

**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 **Tuesday, February 17, 2009 at 7:00 p.m. in Main Meeting Room**

**HENRIETTA PLANNING BOARD  
PUBLIC HEARING  
FEBRUARY 10, 2009**

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Devon Van Vechten, Vice Chairman  
Patricia Brill  
James Grunert  
Lawrence Neill  
M. Rick Page

**MEMBERS ABSENT**

Stephen R. MacIntyre

**STAFF PRESENT**

Mark Byrne, Director of Engineering & Planning  
Christopher Martin, Corneles Engineering  
William Walker, Esquire  
Patricia Shaffer, Town Clerk

Town Board Liaison, Councilman John W. Moore

**PETER MINOTTI, CHAIRMAN**

A Public Hearing is being held before the Henrietta Planning Board today, Tuesday, February 10, 2009 at 7:00 p.m. in the main meeting room, 475 Calkins Road, Henrietta, New York 14467 to hear all persons with regard to the following Application: Application No. PB-285, Staybridge Suites Resubdivision of Lot No. R-302A in the Marketplace Center Subdivision, Section 300 – For preliminary subdivision approval of proposed 3 lot resubdivision on existing 19.875 acres of land located on the west side of Hylan Drive and on the south side of Lehmann Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.111. This Public Hearing is being held so that you, the general public, can present your opinions to the Henrietta Planning Board regarding subdivision concerns, specifically limited to trees, the lots themselves, open space, the infrastructure, utilities, sidewalks, and flood prone areas. Now, having said that, do we have anyone here representing Application No. PB-285? Good evening, Sir.

**MARSHALL C. HARDY, JR., STANTEC CONSULTING**

*(Away from mic, inaudible)* The green light's on; I assume that's a go. You defined where the property is quite well. The nineteen (19) acres is on the south side of Lehmann Drive, a private drive. We're proposing a three (3) lot subdivision, primarily because we tried to push the proposed development, which is a four (4) story, ninety (90) room hotel, back toward the expressway as far as possible. There's a parcel to the west of us, which contains 6.39 acres, which contains an existing conservation

district and wetland, and that area is not usable for building. So, when you push this site back from Hylan as far as we can it creates the three (3) lot subdivision because we're in the middle of the property. There's going to be a remainder of 9.6 acres up in the intersection of Lehmann Drive and Hylan Drive that has not called for development at this time, we're just going to be looking to develop the 6.1 acres, and that's why we're subdividing it into three (3) parcels. It is going to be a Staybridge Suites Hotel, Tharaldson Development, out of Fargo, North Dakota, is doing the work. They are the same entity that developed the Comfort Inn and the Homewood Suites that are there now. They're both three (3) story hotels. We did get a Special Use Permit granted to us on November 5<sup>th</sup>, for a building that exceeds forty feet (40') in height. Access is going to be over Lehmann Drive, which is a private drive that has access granted to any development within Section 302.

PETER MINOTTI, CHAIRMAN

Before I recognize any of the members of the Board, let's see if we have anybody here from the public this evening that would like to ask this gentleman any questions, or is there anybody here with any comments from the public with regards to this Application? *(Pause, no response)* The Chair would recognize Mr. Van Vechten.

DEVON VAN VECHTEN

Marshall, if you could just put that aerial photo back up and just quickly explain again where, maybe put your finger on where the Cracker Barrel is and . . .

MARSHALL C. HARDY, JR., STANTEC CONSULTING

The aerial photo north being to the right, this is Hylan Drive, this is Lehmann Drive, which is a private road, Cracker Barrel is located on this corner, Comfort Inn and Homewood Suites. The six (6) acres is going to be basically opposite Homewood Suites. You can see here that northern piece where all the woods are and retention pond, that's a conservationist area and that's not eligible for development. And, it's basically open scrub land, we're going to be looking to develop on.

PETER MINOTTI, CHAIRMAN

Since there's nobody here from the public that would like to comment, the Chair would recognize Mr. Grunert.

JAMES GRUNERT

Not a whole lot, but what's the target date for the Project, if everything, if the approvals go through?

MARSHALL C. HARDY, JR., STANTEC CONSULTING

They're looking at starting construction in the summer and finishing in the spring of 2010.

JAMES GRUNERT

Ninety (90) rooms, you said?

MARSHALL C. HARDY, JR., STANTEC CONSULTING

Ninety (90) rooms, that's correct. The original Application was (*away from mic, inaudible*) will be back before you in two (2) weeks, (*away from mic, inaudible*) but that's been downsized.

JAMES GRUNERT

Thank you, that's all.

PETER MINOTTI, CHAIRMAN

All set, Mr. Grunert?

JAMES GRUNERT

Yes.

PETER MINOTTI, CHAIRMAN

Mrs. Brill?

PATRICIA BRILL

(*Inaudible*)

MARSHALL C. HARDY, JR., STANTEC CONSULTING

Cracker Barrel, Comfort Inn, and Homewood Suites, and we're right across from Homewood Suites. We tried to align the driveways, so we didn't create more driveways along Lehmann Drive.

PETER MINOTTI, CHARIMAN

All set, Mrs. Brill?

PATRICIA BRILL

(*Inaudible*)

PETER MINOTTI, CHAIRMAN

Mr. Neill?

LAWRENCE NEILL

I'm all set.

PETER MINOTTI, CHAIRMAN

Mr. Page?

RICK PAGE

All set, Sir.

PETER MINOTTI, CHAIRMAN

Mr. Van Vechten?

DEVON VAN VECHTEN

I'm not familiar with Staybridge Suites, is it an extended stay, is it . . .

MARSHALL C. HARDY, JR., STANTEC CONSULTING

It's the same as the other two (2) hotels over there. There's no restaurant in it, it does have a continental breakfast, there's an indoor swimming pool, a patio area out in back, so it might be a partial step up from that, but it's the same earth tone finish, it's going to look like the other two (2), quite frankly.

DEVON VAN VECHTEN

Thank you.

PETER MINOTTI, CHAIRMAN

Very good, Sir, thank you. I guess that's it. If there are no more comments regarding this Application, I therefore close this Public Hearing.

The Public Hearing adjourned at 8:00 P.M.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
FEBRUARY 10, 2009**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 10, 2009 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Devon Van Vechten, Vice Chairman  
Patricia Brill  
James Grunert  
Lawrence Neill  
M. Rick Page

**MEMBERS ABSENT**

Stephen R. MacIntyre

**STAFF PRESENT**

Mark Byrne, Director of Engineering and Planning  
Christopher Martin, Corneles Engineering, Consultant to the Town  
William Walker, Esquire

Councilman John W. Moore

The first item on the agenda is the approval of the Regular Meeting Minutes of January 13, 2009, as presented.

On motion of  
Patricia Brill

Seconded by  
James Grunert

Duly put to a vote:

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

Motion Carried

**Application No. 08-188**

**The Province** – For final site plan approval to construct thirteen 3-story buildings to include residential student housing, a clubhouse, maintenance building, and a mail structure on an approximate 29.1 acre parcel of land to be known as 220 John Street in an Industrial District. Part of Tax Account Nos. 161.09.1-9, -10.1, -10.2, 11.11, -11.2, -12, -13, -14, -25.1, -26, -27, -30.11, and -30.12. **(DECLARE LEAD AGENCY & SEQRA)**

On the motion of  
James Grunert

Seconded by  
Devon Van Vechten

The Henrietta Planning Board motioned to approve final site plan approval, 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 were no serious concerns with respect to all submitted comments, and the Applicant’s responses.

Duly put to a vote:

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

Motion Carried

A motion to adjourn was made by M. Rick Page and passed unanimously at 8:00 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk