

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, February 24, 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

**MINUTES:** February 10, 2009

### APPLICATIONS:

**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.  
**(DECLARE LEAD AGENCY and SEQRA)**

**Application No. 09-001** **Staybridge Suites Hotel** – For final site plan approval to construct a 96 unit four story building on an approximate 3.61 acre parcel of land to be known as 2105 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.111.

**Discussion Items:** Proposed sidewalk issue for the Graywood Meadows Subdivision per attached letter.

Dorschel's request to eliminate extending the wood fence as per approved plans for the Kia Showroom located at 3820 West Henrietta Road.

**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, March 3, 2009 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
FEBRUARY 24, 2009**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 24, 2009 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

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

**STAFF PRESENT**

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

In attendance; Councilman John W. Moore

The first item on the agenda is the approval of the Regular Meeting Minutes of February 10, 2009, as presented.

On motion of  
James Grunert

Seconded by  
Patricia Brill

Duly put to a vote:

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

Motion Carried

**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. (DECLARE LEAD AGENCY AND SEQRA)

On the motion of Peter Minotti

Seconded by Stephen R. MacIntyre

The Henrietta Planning Board declared Lead Agency status for a coordinated SEQRA review.

Duly put to a vote:

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

Motion Carried

With regard to Application No. PB-285, SEQRA review indicates the Action under consideration is a Type 1 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 Subdivision Plan Application by Tharaldson Development. It is a Type 1 Action and will not require a conditioned negative declaration. The purpose of this Application is for a preliminary subdivision approval of a 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.

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. Devon Van Vechten seconded the motion.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye

Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On Motion of  
James Grunert

Seconded by  
Devon Van Vechten

The Henrietta Planning Board motioned to grant preliminary subdivision 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.

Duly put to a vote:

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

Motion Carried

On Motion of  
Devon Van Vechten

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board motioned to grant final subdivision 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.

Duly put to a vote:

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

Motion Carried

**Application No. 09-001**

**Staybridge Suites Hotel** – For final site plan approval to construct a 96 unit, four story building on an approximate 3.61 acre parcel of land to be known as

2105 Hylan Drive in a Planned Commercial  
Development District. Tax Account No.  
161.20-1-5.111.

On Motion of  
Devon Van Vechten

Seconded by  
M. Rick Page

The Henrietta Planning Board motioned to grant 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 REQUIREMENTS:**

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 2.) The Henrietta Planning Board will require that the Applicant use high pressure sodium for lighting instead of metal halide.
- 3.) If there is an auxiliary generator, and if it is outside the building, it needs to be shown and properly screened on the site plan.
- 4.) The Henrietta Planning Board is concerned with the dumpster enclosure being in the front of the building, and would ask that the Applicant confer with corporate office to move the dumpster to the southeast corner of the site.

**Discussion Item:** Proposed sidewalk issue for the Graywood Meadows Subdivision, per attached letter.

Following discussion, the Henrietta Planning Board had five (5) votes in favor for providing a sidewalk on Farrell Road Extension, and two (2) votes in favor of using the shoulder of the road widening.

**Discussion Item:** Dorschel's request to eliminate extending the wood fence, as per approved site plans for the Kia Showroom located at 3820 West Henrietta Road .

Following discussion, the Henrietta Planning Board had seven (7) votes to deny Dorschel's request for relief from the original site plan Approval.

A motion to adjourn was made by Lawrence Neill and passed unanimously at 8:10 p.m.

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk