

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, March 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 24, 2009

APPLICATIONS:

Application No. 09-014 **St. John's Green House Project** – For final site plan approval to construct two (2) -10 unit nursing home buildings each approximately 8,200 square foot on an approximate 6.8 acre parcel of land to be known as 1749 West Jefferson Road in a Residential R-2-15 District. Tax Account No. 161.05-1-28. (SEQRA)

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 31, 2009 at 7:00 p.m. in Main Meeting Room**

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

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, March 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
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of February 24, 2009, as presented.

On motion of
Patricia Brill

Seconded by
M. Rick Page

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. 09-014

St. John's Green House Project – For final site plan approval to construct two (2) – ten (10) unit nursing home buildings each approximately 8,200 square feet on an approximate 6.8 acre parcel of land to be known as 1749 West Jefferson Road in a Residential R-2-15 District. Tax Account No. 161.05-1-28. **(SEQRA)**

With regard to Application No. 09-014, SEQRA 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 St. John's. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval to construct two (2) – ten (10) unit nursing home buildings each approximately 8,200 square feet on an approximate 6.8 acre parcel of land to be known as 1749 West Jefferson Road, in a Residential R-2-15 District. Tax Account No. 161.05-1-28.

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 the motion of
Devon Van Vechten

Seconded by
James Grunert

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 REQUIREMENTS:

- 1.) The Applicant agrees to address all comments presented by the Director of

- Engineering/Planning, consultants, and staff.
- 2.) The Applicant and Town of Henrietta will come to an agreement on how the existing sixty feet (60') stub Right of Way between lots 328 and 329 will be handled.
 - 3.) St. John's will be mowing, cutting, and maintaining the site. The Town of Henrietta will have a drainage easement on the retention pond.
 - 4.) The Applicant does not feel a New York State D.E.C. dam permit is required and also does not feel a permit from D.E.C. or Army Corps of Engineers is required. They will address that with Lu Engineering and to the satisfaction of the Director of Engineering and Planning.
 - 5.) The Applicant has agreed to enhance the landscaping along Jefferson Road and especially along the western property line. Increased plantings and annual flowers will be added, as well. This will include in and around the approved Project sign.
 - 6.) All outside chillers for air conditioning and generators will be properly screened and landscaped.

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

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:15 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk