

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 13, 2010

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: March 23, 2010

APPLICATIONS:

Application No. 10-026 **Hampton Inn & Suites** - For final site plan approval to construct a proposed 121 room-four story hotel on approximate 9.46 acre parcel of land to be known as 280 Clay Road in an Industrial Zoned District. Tax Account Nos. 162.09-1-7 & 8. **(SEQRA)**

Application No. PB-282 **Graywood Meadows Subdivision – Section 1** - For final subdivision approval of proposed 68 lot subdivision on approximately 27.63 acres, which includes 11.93 acres of open space, located on the north side of Farrell Road Extension and west of East River Road in a Residential Zoned District (R-1-15). Tax Account No. 188.01-01-7.11.

Discussion Item: Planning Board to consider granting an extension of time for Application No. 09-014 – St. Johns Greenhouse. Planning Board approval expired on March 24, 2010.

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, April 20, 2010 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
APRIL 13, 2010**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 13, 2010 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 March 23, 2010, 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. 10-026

Hampton Inn & Suites – For final site plan approval to construct a proposed 121 room, four story hotel, on an approximate 9.46 acre parcel of land to be known as 280 Clay Road, in an Industrial Zoned District. Tax Account Nos. 162.09-1-7 & -8. **(SEQRA)**

With regard to Application No. 10-026, 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 Hampton Inn & Suites. 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 a proposed 121 room, four story hotel, on an approximate 9.46 acre parcel of land to be known as 280 Clay Road, in an Industrial Zoned District. Tax Account Nos. 162.09-1-7 & -8.

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
Patricia Brill

Seconded by
Devon Van Vechten

The Henrietta Planning Board moved/made a motion for 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 feels strongly that additional landscaping needs to be installed along the northern boundary with Bugaboo Creek's property. A five foot (5') buffer will need to be added. A rain garden swale would make a great addition to the site.
- 3.) The Henrietta Planning Board requested that at least one handicap parking spot be placed near the rear entrance to the hotel.
- 4.) The Applicant will reduce the proposed number of parking spaces of two hundred and two (202) down to one hundred and forty-one (141).

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. PB-282.1

Graywood Meadows Subdivision, Section 1 – For final subdivision approval of a proposed 68 lot subdivision on approximately 27.63 acres, which includes 11.93 acres of open space, located on the north side of Farrell Road Extension and west of East River Road, in a Residential Zoned District (R-1-15). Tax Account No. 188.01-1-7.11.

On the motion of
James Grunert

Seconded by
Patricia Brill

The Henrietta Planning Board moved/made a motion for final approval of Subdivision, Section 1, 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, Corneles Engineering, the Conservation Board and the Monroe County Department of Planning and Development.

2.) The Henrietta Planning Board strongly feels that comments ten (10) and eleven (11) from the Director of Engineering and Planning need to be addressed with more trees added to these two (2) open space areas.

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

Discussion Item:

Planning Board to consider granting an extension of time for Application No. 09-014 – St. John’s Greenhouse. Planning Board approval expired on March 24, 2010.

A motion was made to grant this extension for Application No. 09-014 – St. John’s Greenhouse until September 24, 2010.

A motion to adjourn was made by Devon Van Vechten and passed unanimously at 8:15 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk