

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, September 14, 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

PUBLIC HEARING:

Application No. PB-286 **Heritage Christian Services Resubdivision** – For preliminary subdivision approval of proposed 3 lot resubdivision on existing 7.713 acres of land located on Commons Way in an Industrial Zoned District. Tax Account Nos. 162.10-01-74 & 75. (SEQRA)

ROLL CALL: 7:00 PM

MINUTES: July 13, 2010

APPLICATIONS:

Application No. 10-069 **Heritage Christian Services Day Care Facility** – For final site plan approval to construct a new 10,000 S.F. Day Care facility adjacent to the Pieters Family Life Center on approximate 1.47 acre parcel of land known as 875 Commons Way in an Industrial Zoned District. Tax Account Nos. 162.10-01-74 & 75. (SEQRA)

Discussion Items: Planning Board to consider granting an extension of time for Application No. 09-015 – Extended Medical Services. Planning Board site plan approval was granted on 07/28/2009.

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, September 21, 2010 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
SEPTEMBER 14, 2010**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 14, 2010 was called to order at 7:00 P.M.

MEMBERS PRESENT

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

MEMBERS ABSENT

Devon Van Vechten, Vice Chairman

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 July 13, 2010, as presented.

On motion of
M. Rick Page

Seconded by
Patricia Brill

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	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. PB-286

Heritage Christian Services Re-subdivision – For preliminary subdivision approval of a proposed 3 lot re-subdivision on existing 7.713 acres of land located on Commons Way in an Industrial Zoned District. Tax Account Nos. 162.10-1-74 & -75.

With regard to Application No. PB-286, SEQRA review indicates the Action under consideration is a Type I 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 Heritage Christian Services. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary approval for a 3 lot re-subdivision on an existing 7.713 acres of land located on Commons Way, in an Industrial Zoned District. Tax Account Nos. 162.10-1-74, & -75.

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. James Grunert 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	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion for preliminary and final subdivision 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 and 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	Absent

Peter Minotti, Chairman voting Aye
Motion Carried

On motion of
James Grunert

Seconded by
Stephen R. MacIntyre

Application No. 10-069

Heritage Christian Services Day Care Facility – For final site plan approval to construct a new 10,000 S.F. Day Care facility adjacent to the Pieters Family Life Center on approximate 1.47 acre parcel of land known as 875 Commons Way in an Industrial Zoned District. Tax Account Nos. 162.10-01-74 & 75. **(SEQRA)**

With regard to Application No. 10-069, 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 Heritage Christian Services. 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 new 10,000 square foot Day Care Facility adjacent to the Pieters Family Life Center on an approximate 1.47 acre parcel of land known as 875 Commons Way, in an Industrial Zoned District. Tax Account Nos. 162.10-1-74, & -75.

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. M. Rick Page 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	Absent
Peter Minotti, Chairman	voting	Aye
Motion Carried		

On the motion of
James Grunert

Seconded by
Stephen R. MacIntyre

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 and Planning.

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 states they would like to reuse the existing six feet (6') high dumpster enclosure. They are requesting the height to remain at six feet (6') instead of the previously approved eight feet (8'). The Planning Board will allow the enclosure at six feet (6') under the condition that the dumpster will remain visually screened by the enclosure, if not, the dumpster enclosure will need to be raised to eight feet (8').
- 3.) This final approval will be conditioned on the Applicant receiving a letter from the New York State Office of Parks, Recreation and Historic Preservation stating that there are no historical artifacts present on this site.
- 4.) By a vote of 4-2, the Planning Board decided that curbing on the north side of the parking lot is not required.

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	Absent
Peter Minotti, Chairman	voting	Aye
Motion Carried		

Discussion Item:

Planning Board to consider granting an extension of time for Application No. 09-015 – Extended Medical Services. Planning Board site plan approval was granted on 7/28/2009.

On the motion of
Stephen R. MacIntyre

Seconded by
Patricia Brill

- Motion to extend Approval to January 28, 2011.

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	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by M. Rick Page and passed unanimously at 8:10 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk