

TOWN OF HENRIETTA PLANNING BOARD

November 22, 2011

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: October 25, 2011

APPLICATIONS:

Application No. 09-127 **Rockwood Center Senior Housing Facility (Phase IIA)** - For final site plan approval to construct a 44,445 S.F. 2 story 40 units Independent Living Facility connected to existing Brentland Woods building on approximate 27.19 acre parcel of land located at 3831 East Henrietta Road in an R-2-15 Zoned District. Tax Account No. 190.05-1-1.21.

Application 11-014 **Ascension Gardens Cemetery Maintenance Building** – For final site plan approval to construct a 3,024 S.F. metal sided maintenance building on approximate 109.0 acre parcel of land located at 1900 Pinnacle Road in a Rural Residential, RR-2 Zoned District. Tax Account No. 203.01-2-21. **(SEQRA)**

Application C11-005 **Home 2 by Hilton Hotels** - For conceptual review of a proposed 16,000 S.F. 83 room hotel located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./I

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| <p>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 November 29, 2011 at 7:00 p.m. in Main Meeting Room</p> |
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**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
NOVEMBER 22, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, November 22, 2011 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
Matthew Borkowski

STAFF PRESENT

Christopher Martin, Director of Engineering and Planning
William Walker, Esquire
Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of October 25, 2011, as presented.

On motion of
James Grunert

Seconded by
Patricia Brill

Duly put to a vote:

| | | |
|-------------------------|--------|---------|
| Matthew Borkowski | voting | Abstain |
| Patricia Brill | voting | Aye |
| James Grunert | voting | Aye |
| Stephen R. MacIntyre | voting | Aye |
| Lawrence Neill | voting | Aye |
| Devon Van Vechten | voting | Aye |
| Peter Minotti, Chairman | voting | Aye |

Motion Carried

Application No. 09-127

Rockwood Center Senior Housing Facility (Phase IIA) - For final site plan approval to construct a 44,445 square foot 2 story, 40 units Independent Living Facility connected to the existing Brentland Woods building on an approximate 27.19 acre parcel of land located at 3831 East Henrietta Road in an R-2-15 Zoned District. Tax Account No. 190.05-1-1.21.

On the motion of
Patricia Brill

Seconded by
Devon Van Vechten

A motion to Table final site plan 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.

ADDITIONAL PLANNING BOARD REQUIREMENTS:

- 1.) The building samples need to be provided, per Site Plan Checklist.
- 2.) Lighting fixture spec sheets are also needed. They should match Brentland Woods.
- 3.) Phase II B will be removed from drawing, also the kitchen addition on Brentland Woods should be removed, as well.
- 4.) Any fill taken from the East side of site shall be replaced with top soil and seeded.

MOTION TO TABLE:

Duly put to a vote:

| | | |
|-------------------------|--------|---------|
| Matthew Borkowski | voting | Aye |
| Patricia Brill | voting | Aye |
| James Grunert | voting | Aye |
| Stephen R. MacIntyre | voting | Aye |
| Lawrence Neill | voting | Abstain |
| Devon Van Vechten | voting | Aye |
| Peter Minotti, Chairman | voting | No |

Motion Carried

Application 11-014

Ascension Gardens Cemetery Maintenance Building –

For final site plan approval to construct a 3,024 square foot metal sided maintenance building on an approximate 109 acre parcel of land located at 1900 Pinnacle Road, in a Rural Residential RR-2 Zoned District. Tax Account No. 203.01-2-21. **(SEQRA)**

With regard to Application No. 11-014, 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 Holy Sepulchre. 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 3,024 square foot metal sided

maintenance building on an approximate 109 acre parcel of land located at 1900 Pinnacle Road, in a Rural Residential RR-2 Zoned District. Tax Account No. 203.01-2-21.

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. Patricia Brill seconded the motion.

Duly put to a vote:

| | | |
|-------------------------|--------|-----|
| Matthew Borkowski | voting | Aye |
| Patricia Brill | voting | Aye |
| James Grunert | voting | Aye |
| Stephen R. MacIntyre | voting | Aye |
| Lawrence Neill | voting | Aye |
| Devon Van Vechten | voting | Aye |
| Peter Minotti, Chairman | voting | Aye |

Motion Carried

On the motion of
Devon Van Vechten

Seconded by
Stephen R. MacIntyre

The Henrietta Planning Board moved/made a motion 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.) The final inspection by the Town of Henrietta is necessary prior to the permit being granted.

Duly put to a vote:

| | | |
|-------------------------|--------|-----|
| Patricia Brill | voting | Aye |
| James Grunert | voting | Aye |
| Stephen R. MacIntyre | voting | Aye |
| Lawrence Neill | voting | Aye |
| Matthew Borkowski | voting | Aye |
| Devon Van Vechten | voting | Aye |
| Peter Minotti, Chairman | voting | Aye |

PB November 22, 2011

Motion Carried

Application C11-005 **Home 2 by Hilton Hotels** - For conceptual review of a proposed 16,000 square foot 83 room hotel located at 999 Jefferson Road, in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./l

This item was not reviewed due to no representatives being present.

A motion to adjourn was made by James Grunert and passed unanimously at 7:55 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk