

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, February 14, 2012

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: January 24, 2012

Application No. 11-017 **Banners Child Care Facility** – For final site plan approval of a 9,600 S.F. addition to the existing child care center on existing 1.05 acres of land located at 3510/3520 Winton Place in an Industrial Zoned District. Tax Account No. 150.17-3-21.1. **(SEQRA)**

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.

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 **February 21, 2012 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
FEBRUARY 14, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 14, 2012 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 January 24, 2012, as presented.

On motion of
Stephen R. MacIntyre

Seconded by
Patricia Brill

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

Application No. 11-017 Banners Child Care Facility – For final site plan approval of a 9,600 square foot addition to the existing child care center on an existing 1.05 acres of land, located at 3510/3520 Winton Place, in an Industrial Zoned District. Tax Account No. 150.17-3-21.1. **(SEQRA)**

With regard to Application No. 11-017, 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 Pierpont Properties. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a 9,600 square foot addition to the existing child care center on an approximate 1.05 acre parcel of land, located at 3510/3520 Winton Place, in an Industrial Zoned District. Tax Account No. 150.17-3-21.1.

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:

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
James Grunert

Seconded by
Patricia Brill

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 REQUIREMENTS:

- 1.) The Applicant needs to provide a lighting plan.
- 2.) The Applicant needs to provide updated landscape plans.

- 3.) The acreage needs to be defined.
- 4.) The building will not be forty feet (40') high, so no permit will be needed.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	No
Matthew Borkowski	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 forty (40) unit 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
Stephen R. MacIntyre

Seconded by
Devon Van Vechten

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 REQUIREMENTS:

- 1.) Trees added along the entrance on the southern end.
- 2.) This is an existing building. The building mounted lights will be replaced with down lit cut-off lights on the east, west, and south sides.

Duly put to a vote:

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

PB February 14, 2012

Motion Carried

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

Respectfully submitted,

Leann C. Case
Interim Town Clerk