

TOWN OF HENRIETTA PLANNING BOARD

September 25, 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: August 14, 2012

APPLICATIONS:

DISCUSSION ITEM: **Market Commons** – Planning Board to consider an internal right-in only slip ramp off of the northerly Marketplace Drive entrance for Application No. 11-008, previously approved by the Planning Board on July 12, 2011.

DISCUSSION ITEM: **Clay Road – Brighton Apartments** – Planning Board to consider modifications to the number of apartment units from 105 units in two 3 story buildings to 102 units in three 3 story buildings for Application No. 12-009, previously approved by the Planning Board on May 29, 2012.

DISCUSSION ITEM: **Greater Rochester Immediate Care** – Planning Board to consider modification to the floor area of the proposed medical building from 7,448 S.F. to 9,766 S.F. for Application No. 12-011, previously approved by the Planning Board on May 29, 2012.

DISCUSSION ITEM: Notifications to surrounding property owners for subdivision and site plan projects.

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 **October 2, 2012 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
SEPTEMBER 25, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 25, 2012 was called to order at 7:00 P.M.

MEMBERS PRESENT

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

STAFF PRESENT

Christopher Martin, Director of Engineering and Planning
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of August 14, 2012, as presented.

On motion of
James Grunert

Seconded by
Matthew Borkowski

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

Discussion Item:

Market Commons – Planning Board to consider an internal right-in only slip ramp off of the northerly Marketplace Drive entrance for Application No. 11-008, previously approved by the Planning Board on July 12, 2011.

- The Planning Board approves the site plan modifications as presented.

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

Discussion Item: **Clay Road – Brighton Apartments** – Planning Board to consider modifications to the number of apartment units from 105 units in two 3 story buildings to 102 units in three 3 story buildings for Application No. 12-009, previously approved by the Planning Board on May 29, 2012.

- The Planning Board approves the site plan modifications as presented.

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

Discussion Item:
Application No. 12-011 **Greater Rochester Immediate Care** – Planning Board to consider modification to the floor area of the proposed medical building from 7,448 S.F. to 9,766 S.F. for Application No. 12-011, previously approved by the Planning Board on May 29, 2012. **(SEQRA)**

With regard to Application No. 12-011, 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 The Exigence Group. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain site plan approval to construct a 9,766 square foot medical building on approximately 1.425 acres of land located at 2665 East Henrietta Road in a

Commercial B-1 Zoned District.

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. Stephen R. MacIntyre 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
Patricia Brill

Seconded by
James Grunert

The Henrietta Planning Board moved/made a motion to approve modification to the site plan, 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.) There are no comments, at this time, from any of the Planning Board members.

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

Discussion Item: Notifications to surrounding property owners for subdivision and site plan projects.

- The Planning Board will discuss and report back to the Town Board.

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:00 p.m.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk