

TOWN OF HENRIETTA PLANNING BOARD

October 23, 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: October 9, 2012

APPLICATIONS:

- Application No. 12-017** **DePaul Henrietta Apartments** – For final site plan approval of a 60-unit apartment building on an existing 5.5 acre parcel of land located on West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-88. **(SEQRA)**
- Application No. 12-018** **Heritage Garden Apartments** – For final site plan approval of a 53-unit residential facility on an existing 4.34 acre parcel of land located on Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72. **(SEQRA)**
- Application No. 12-019** **Tops Markets (Jefferson Rd.) – Fuel Facility** – For final site plan approval of a vehicle fueling station located at 1205 & 1225 Jefferson Road in an Industrial Zoned District. Tax Account Nos. 162.11-1-64.11 and 162.11-1-64.21. **(SEQRA)**

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 30, 2012 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
OCTOBER 23, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, October 23, 2012 was called to order at 7:00 P.M.

MEMBERS PRESENT

Peter Minotti, Chairman
Matthew Borkowski
Patricia Brill
James Grunert
Lawrence Neill

MEMBERS ABSENT

Devon Van Vechten, Vice Chairman
Stephen R. MacIntyre

STAFF PRESENT

Christopher Martin, Director of Engineering & Planning
Terry Ekwel, Fire Marshal/Building Inspector
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of October 9, 2012, as presented.

On motion of
Lawrence Neill

Seconded by
James Grunert

Duly put to a vote:

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

Motion Carried

Application No. 12-017 DePaul Henrietta Apartments – For final site plan approval of a 60-unit apartment building on an existing 5.5 acre parcel of land located on West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.06-2-88. **(SEQRA)**

With regard to Application No. 12-017, 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 Final Site Plan Application by DePaul Properties, Inc. 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 60-unit DePaul apartment building on an existing 5.5 acre parcel of land located at 4365 West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.06-2-88.

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. Lawrence Neill seconded the motion.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Absent
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
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 REQUIREMENT:

- 1.) The Henrietta Planning Board had concerns of drainage to the properties to the west.

Duly put to a vote:

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

Motion Carried

Application No. 12-018 Heritage Garden Apartments – For final site plan approval of a 53-unit residential facility on an existing 4.34 acre parcel of land located on Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72. **(SEQRA)**

With regard to Application No. 12-018, 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 Final Site Plan Application by Heritage Garden Apartments. 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 53-unit residential facility on an existing 4.34 acre parcel of land located on Commons Way in an Industrial Zoned District. Tax Account No. 162.10-1-72.

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	Absent

Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
James Grunert

Seconded by
Matthew Borkowski

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 fifty foot (50') buffer should remain intact and attempts should be made to keep both the willow and crab apple trees.

Duly put to a vote:

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

Motion Carried

Application No. 12-019 Tops Markets (Jefferson Rd.) – Fuel Facility – For final site plan approval of a vehicle fueling station located at 1205 & 1225 Jefferson Road in an Industrial Zoned District. Tax Account Nos. 162.11-1-64.11 and 162.11-1-64.21. **(SEQRA)**

With regard to Application No. 12-019, 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 Final Site Plan Application by Tops Markets, LLC. 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 vehicle fueling station located at 1205 & 1225 Jefferson Road in an Industrial Zoned District. Tax Account Nos.

162.11-1-64.11 and 162.11-1-64.21.

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. James Grunert seconded the motion.

Duly put to a vote:

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

Motion Carried

On the motion of
Matthew Borkowski

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 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	Absent
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Absent
Peter Minotti, Chairman	voting	Aye

Motion Carried

PB October 23, 2012

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

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk