

TOWN OF HENRIETTA PLANNING BOARD

September 24, 2013

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

PUBLIC HEARINGS:

Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 – For preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111.

Application No. PB-291 Maple Hill Subdivision – For preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112.

ROLL CALL: 7:00 PM

MINUTES: August 13, 2013

APPLICATIONS:

Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 – For preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111. **(SEQRA)**

Application No. PB-291 Maple Hill Subdivision – For preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112. **(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 1, 2013 at 7:00 p.m. in the Main Meeting Room.**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
SEPTEMBER 24, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 24, 2013 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, P.E., 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 September 10, 2013, as presented.

On motion of
Matthew Borkowski

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

Motion Carried

Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 – For preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111. **(SEQRA)**

With regard to Application No. PB-146.3, SEQRA review indicates the Action under consideration is a Type I Action as per Section 617.6 (b)(3)(ii). 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 Brannon Homes. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a proposed thirty (30) lot subdivision on an existing 15.377 acre parcel of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111.

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
Matthew Borkowski

Seconded by
Patricia Brill

The Henrietta Planning Board moved/made a motion to approve the preliminary subdivision, 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 Applicant must add additional trees behind #320 and possibly others.

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. PB-291 Maple Hill Subdivision – For preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112. **(SEQRA)**

With regard to Application No. PB-291, SEQRA review indicates the Action under consideration is a Type I Action as per Section 617.6 (b)(3)(ii). 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 Redstone Builders Incorporated. It is a Type I Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a proposed twenty (20) lot subdivision on an existing 72.763 acre parcel of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112.

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
Stephen R. MacIntyre

The Henrietta Planning Board moved/made a motion to approve the preliminary subdivision, 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

A motion to adjourn was made by Patricia Brill and passed unanimously at 9:25 p.m.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk