

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 14, 2009

AGENDA

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

MAIN MEETING ROOM

ROLL CALL: 7:00 PM

MINUTES: March 24, 2009

APPLICATIONS:

Application No. 09-020 **Hedgewood Office Park** – For final site plan approval to construct two (2) - 108,000 square foot three story office buildings totally 216,000 square foot on approximate 15.12 acre parcel of land to be known as 250 Calkins Road in a Commercial B-2 Zoned District. Tax Account No. 175.08-1-31. **(SEQRA)**

Discussion Items: Changes made on the Legacy Senior Living Facility's Landscaping Plan

Field Changes to Approved Plans

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 **Tuesday, April 21, 2009 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
APRIL 14, 2009**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 14, 2009 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
M. Rick Page

STAFF PRESENT

Mark Byrne, Director of Engineering and Planning
Christopher Martin, Corneles Engineering, Consultant to the Town
William Walker, Esquire

STAFF ABSENT

Terry Ekwel, Fire Marshal

The first item on the agenda is the approval of the Regular Meeting Minutes of March 24, 2009, as presented.

On motion of
James Grunert

Seconded by
Stephen R. MacIntyre

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 09-020

Hedgewood Office Park – For final site plan approval to construct two (2) - 108,000 square foot, three story office buildings totaling 216,000 square feet on approximate 15.12 acre parcel of land to be known as 250 Calkins Road in a Commercial B-2 Zoned District. Tax Account No. 175.08-1-31. **(SEQRA)**

With regard to Application No. 09-020, 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 Ted Spall. 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 two (2) - 108,000 square foot, three story office buildings totaling 216,000 square feet on an approximate 15.12 acre parcel of land to be known as 250 Calkins Road in a Commercial B-2 Zoned District. Tax Account No. 175.08-1-31.

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:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
Lawrence Neill

The Henrietta Planning Board motioned to approve final site plan approval, pending the Applicant returning to the Henrietta Planning Board with an updated landscape plan with site sections for final approval, and 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 agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff. The only comment they wish to discuss further is Mr. Ekwel’s comment with respect to fire lane routes.
- 2.) The Henrietta Planning Board made a serious request that the southern parking lot nearest to Calkins Road be landbanked, if at all possible, depending on the nature of the businesses renting Phase I building office space.
- 3.) All lighting on this facility will be high pressure sodium.

Duly put to a vote:

Patricia Brill	voting	Aye
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
M. Rick Page	voting	Aye
Devon Van Vechten	voting	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

Discussion Item: Changes made on the Legacy Senior Living Facility’s Landscaping Plan.

- The Developer’s representative explained landscape changes with Planning Board and the Planning Board accepted the landscape explanation changes as presented.

Discussion Item: Field Changes to Approved Plans.

- The Henrietta Planning Board took no action on the discussion item at this meeting.

A motion to adjourn was made by M. Rick Page and passed unanimously at 8:05 p.m.

Respectfully submitted,

Leann C. Case
Deputy Town Clerk