

# TOWN OF HENRIETTA PLANNING BOARD

Tuesday, January 12, 2010

## 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:** November 24, 2009

### APPLICATIONS:

**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. (SEQRA).

**Application No. 07-105**

**Holy Sepulchre Cemetery** – For final site plan approval to construct a 20,702 S.F. mausoleum building and construct a 2,500 S.F. office building with garage with site improvements on a portion of the 109 acre known as Ascension Garden Cemetery located at 1900 Pinnacle Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 203.01-2-21.

**Discussion Items:**

**Review and approval of location proposed by Target Store requesting placement of a Bottle & Can Redemption structure in the parking lot at 2325 Marketplace Drive.**

**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, January 19, 2010 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
JANUARY 12, 2010**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 12, 2010 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Devon Van Vechten, Vice Chairman  
James Grunert  
Lawrence Neill  
M. Rick Page

**MEMBERS ABSENT**

Patricia Brill  
Stephen R. MacIntyre

**STAFF PRESENT**

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

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

On motion of  
James Grunert

Seconded by  
Lawrence Neill

Duly put to a vote:

Patricia Brill	voting	Absent
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Absent
Lawrence Neill	voting	Aye
M. Rick Page	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, 40 unit Independent Living Facility connected to the exiting 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. **(SEQRA)**

With regard to Application No. 09-127, 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 Rockwood Senior Housing Facility (Phase IIA). 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 a 44,445 square foot, 2 story, 40 unit Independent Living Facility connected to the exiting 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.

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:

Patricia Brill	voting	Absent
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Absent
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  
Devon Van Vechten

Seconded by  
M. Rick Page

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:

The issue of adding additional trees along the Thruway north property line was proposed and a Board roll call vote was taken. The vote resulted in a 4 to 1 vote against additional trees along the north property line.

For the Record, the Applicant with his team of consultants held an open public meeting for adjacent residents to this proposed Project. A list of concerns was developed and the Applicants have stated that they can and will address all identified issues. They ranged from lighting, noise, construction traffic, additional berming, screening and others.

**ADDITIONAL PLANNING BOARD REQUIREMENTS:**

- 1.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 2.) Phase IIA will only be approved and completed at this time. All improvements for Phase IIB will be removed in total. Phase IIB will be a future application for Planning Board approval.
- 3.) Additional landscaping, such as pine trees, will be added along the southern property line to screen adjacent neighbors.

Duly put to a vote:

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

Motion Carried

**Application No. 07-105**

**Holy Sepulchre Cemetery** – For final site plan approval to construct a 20,702 square foot mausoleum building and construct a 2,500 square foot office building with garage with site improvements on a portion of the 109 acre known as Ascension Garden Cemetery located at 1900 Pinnacle Road in a Rural Residential 2 (RR-2) Zoned District. Tax Account No. 203.01-2-21.

On the motion of  
M. Rick Page

Seconded by  
Lawrence Neill

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 provided the final drawings and elevations for the Mausoleum, and office building with garage, and site improvements.
- 2.) The Applicant will need to add site service utilities to final plans before the Director of Engineering/Planning will approve them.

Duly put to a vote:

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

Motion Carried

**Discussion Item:**

Review and approval of location proposed by Target Store requesting placement of a Bottle and Can Redemption structure in the parking lot at 2325 Marketplace Drive.

On the motion of  
Lawrence Neill

Seconded by  
James Grunert

- The outside location requested was denied based on several reasons.

Duly put to a vote:

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

Motion Carried

A motion to adjourn was made by M. Rick Page and passed unanimously at 8:25 p.m.

PB January 12, 2010

Respectfully submitted,

Leann C. Case  
Deputy Town Clerk