

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, January 11, 2011

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: December 14, 2010

APPLICATIONS:

Application No. 10-109 **Joe's Crab Shack Restaurant** – For final site plan approval to construct a 6,411 S.F. 287-seat restaurant with outdoor seating area on 1.37 acre lease parcel of land located at 100 Marketplace Drive in Commercial B-1 Zoned District. Tax Account No. 162.09-1-1.3. **(SEQRA) - BUILDING ELEVATION REVIEW ONLY**

Application No. 10-126 **Urgent Care/Retail Facility** - For final site plan approval to construct a 10,354 square foot mixed-use medical/retail building on existing 0.88 acre of land located at 1320 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-4 **(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 **Tuesday, January 18, 2011 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
JANUARY 11, 2011**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, January 11, 2011 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
Terry Ekwel, Fire Marshal

The first item on the agenda is the Regular Meeting Minutes of December 14, 2010, as presented.

On motion of
Patricia Brill

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. 10-109 Joe's Crab Shack Restaurant – For final site plan approval to construct a 6,411 square foot 287-seat restaurant on a 1.37 acre leased parcel of land located at 100 Marketplace Drive, in a Commercial B-1 Zoned District. Tax Account No. 162.09-1-1.3. **(SEQRA) - BUILDING ELEVATION REVIEW ONLY**

On the motion of
Devon Van Vechten

Seconded by
Stephen R. MacIntyre

A motion to Table final site plan approval was made and is 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 and Planning.

ADDITIONAL PLANNING BOARD REQUIREMENT:

- 1.) The Applicant requested that this Application be Tabled due to the architect for this Project was grounded by bad weather in Atlanta, Georgia, and therefore unable to attend meeting.

MOTION TO TABLE:

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. 10-126 Urgent Care/Retail Facility – For final site plan approval to construct a 10,354 square foot mixed-use medical/retail building on an existing 0.88 acre of land, located at 1320 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-4.

With regard to Application No. 10-126, 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 Benderson Development Company, 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 to construct a 10,354 square foot mixed-use medical/retail building on an existing 0.88 acre of land, located at 1320 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-4.

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:

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
Devon Van Vechten

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 agreed to follow Conservation Board recommendations to add additional trees and landscaping, especially to the east side of the Project.
- 2.) The Applicant agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.
- 3.) This conditional approval is subject to the Applicant obtaining a front setback variance under resubdivision plan to be filed.

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

