

TOWN OF HENRIETTA PLANNING BOARD

Tuesday, April 10, 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: March 27, 2012

- Application No. 12-004** **All Nations Church Addition & Renovations** – For final site plan approval of a 10,000 S.F. addition of sanctuary fellowship hall, lobby and renovations on existing 3.833 acres of land located at 990 Pinnacle Road in a Residential R-1-15 Zoned District. 176.15-5-25. (SEQRA).
- Application No. 12-005** **Goose Landing II** – For final site plan approval of a 20-unit senior apartment facility on existing 1.426 acres of land located at 4885 East River Road in a Residential R-1-15 Zoned District. Portion of 188.01-1-8.121. (SEQRA).
- Application No. C12-001** **Texas Roadhouse** – For conceptual review of a new 7,079 S.F. Texas Roadhouse Restaurant as a padsite within the existing Kohl's Shopping Center (1.31 acres) located at 3150 West Henrietta Road in a Commercial B-1 District. 161.08-001-006.

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 **April 17, 2012 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
APRIL 10, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, April 10, 2012 was called to order at 7:00 P.M.

MEMBERS PRESENT

Peter Minotti, Chairman
Patricia Brill
James Grunert
Stephen R. MacIntyre
Lawrence Neill
Matthew Borkowski

MEMBERS ABSENT

Devon Van Vechten, Vice Chairman

STAFF PRESENT

Christopher Martin, Director of Engineering and Planning
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of March 27, 2012, as presented.

On motion of
Patricia Brill

Seconded by
Matthew Borkowski

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 | Absent |
| Peter Minotti, Chairman | voting | Aye |

Motion Carried

Application No. 12-004 **All Nations Church Addition & Renovations** – For final site plan approval of a 10,000 square foot addition of sanctuary fellowship hall, lobby and renovations on an existing 3.833 acres of land, located at 990 Pinnacle Road, in a Residential R-1-15 Zoned District. Tax Account No. 176.15-5-25. **(SEQRA).**

With regard to Application No. 12-004, 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 All Nations Church. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is final site plan approval of a 10,000 square foot addition of sanctuary fellowship hall, lobby and renovations on an existing 3.833 acres of land, located at 990 Pinnacle Road, in a Residential R-1-15 Zoned District. Tax Account No. 176.15-5-25.

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

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
James Grunert

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 agrees to address all comments presented by the Director of Engineering/Planning, consultants, and staff.

- 2.) The Applicant will add eight (8) additional trees to the north property.
- 3.) They are assessing if a traffic study is needed from Monroe County.
- 4.) They will be adding additional pole lighting for a total of twenty (20), currently at twenty feet (20') high. They will consider lowering to sixteen (16) to lessen their light spillage to the neighboring properties. All lighting is properly shielded and does not spill off of their property. It will be metal halide.
- 5.) The drainage along the north side drains to the northeast corner and will need to go to the existing storm sewer, as not to affect any existing neighbors.

Duly put to a vote:

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

Motion Carried

Application No. 12-005 Goose Landing II – For final site plan approval of a 20-unit senior apartment facility on an existing 1.426 acres of land, located at 4885 East River Road, in a Residential R-1-15 Zoned District. Portion of Tax Account No. 188.01-1-8.121. **(SEQRA).**

This Application is adjourned to the May 8, 2012 Planning Board Meeting.

Application No. C12-001 Texas Roadhouse – For conceptual review of a new 7,079 square foot Texas Roadhouse Restaurant as a pad site within the existing Kohl's Shopping Center, (1.31 acres) located at 3150 West Henrietta Road, in a Commercial B-1 Zoned District. Tax Account No. 161.08-1-6.

The Henrietta Planning Board reviewed the above Application as a concept only.

A motion to adjourn was made by Stephen R. MacIntyre and passed unanimously at 7:45 p.m.

PB April 10, 2012

Respectfully submitted,

Leann C. Case
Interim Town Clerk