

TOWN OF HENRIETTA PLANNING BOARD

May 29, 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: May 8, 2012

- Application No. 12-007** **Golden Corral Restaurant** – For final site plan approval of an 11,088 S.F. Golden Corral Restaurant on existing 3.80 acres of land located at 3085 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.07-1-7.11. **(SEQRA).**
- Application No. 12-008** **Tim Hortons Restaurant** – For final site plan approval of a 1,333 S.F. Tim Hortons Restaurant on existing 0.74 acres of land located at 2190 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.18-2-6. **(SEQRA).**
- Application No. 12-009** **Clay Road – Brighton Apartments** - For final site plan approval of a 106 unit apartment project on existing 6.61 acres of land located at 2299 Brighton Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.17-01-013.111. **(SEQRA).**
- Application No. 12-010** **Garber Automotive Sales Office** – For final site plan approval of a 4,400 S.F. automotive sales office on existing 4.62 acres of land located at 3890 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account Nos. 161.19-01-011 & 161.19-01-012.100. **(SEQRA).**
- Application No. 12-011** **Greater Rochester Immediate Care** – For final site plan approval of a single-story 7,488 S.F. medical office building on existing 1.425 acres of land located at 2665 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-69. **(SEQRA).**

Application No. 12-012

Home2 Hotel – For final site plan approval of a four-story hotel on existing 2.145 acres of land located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./I. **(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 **June 5, 2012 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
MAY 29, 2012**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, May 29, 2012 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
Matthew Borkowski

STAFF PRESENT

Christopher Martin, Director of Engineering and Planning
William Walker, Esquire
Terry Ekwel, Fire Marshal/Building Inspector

The first item on the agenda is the approval of the Regular Meeting Minutes of May 8, 2012, as presented.

On motion of
James Grunert

Seconded by
Stephen R. MacIntyre

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

Motion Carried

Application No. 12-007 Golden Corral Restaurant – For final site plan approval of a 11,088 square foot Golden Corral Restaurant on an existing 3.80 acres of land, located at 3085 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.07-1-7.11. **(SEQRA)**.

With regard to Application No. 12-007, 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 Nilesh Patel. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a 11,088 square foot Golden Corral Restaurant on an approximate 3.80 acres of land, located at 3085 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.07-1-7.11.

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
James Grunert

Seconded by
Matthew Borkowski

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 REQUIREMENT:

- 1.) The lighting will be metal halide and not high pressure sodium.

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. 12-008 Tim Hortons Restaurant – For final site plan approval of a 1,333 square foot Tim Hortons Restaurant on an existing 0.74 acres of land, located at 2190 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.18-2-6. **(SEQRA)**.

With regard to Application No. 12-008, 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 Tim Hortons. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a 1,333 square foot Tim Hortons Restaurant on an approximate 0.74 acres of land, located at 2190 East Henrietta Road in a Commercial B-2 Zoned District. Tax Account No. 162.18-2-6.

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
Devon Van Vechten

Seconded by
Patricia Brill

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 fence in the back shall also extend from the southeast corner heading west along the property line even with the front of the homes on Thompson Road.
- 2.) The lights will be as low as possible to offer a safe environment. The lights will be able to have a cut off shield.

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. 12-009 Clay Road – Brighton Apartments - For final site plan approval of a 106 unit apartment project on an existing 6.61 acres of land, located at 2299 Brighton Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111. **(SEQRA).**

With regard to Application No. 12-009, 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 Morgan Management, 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 of a 106 unit apartment project on an approximate 6.61 acres of land, located at 2299 Brighton Henrietta Townline Road in an Industrial Zoned District. Tax Account No. 149.17-1-13.111.

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. 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	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of
Stephen R. MacIntyre

Seconded by
Patricia Brill

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 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

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 cut off shield will be used on the perimeter lights.
- 2.) The gravel area in the rear will be paved.

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. 12-011 Greater Rochester Immediate Care – For final site plan approval of a single-story 7,488 square foot medical office building on an existing 1.425 acres of land, located at 2665 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-69. **(SEQRA)**.

With regard to Application No. 12-011, 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 The Exigence Group. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a single-story 7,488 square foot medical office building on an approximate 1.425 acres of land, located at 2665 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 176.06-1-69.

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. James Grunert 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
Matthew Borkowski

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 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	No
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	No
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 12-012 Home2 Hotel – For final site plan approval of a four-story hotel on an existing 2.145 acres of land, located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./I. **(SEQRA)**.

With regard to Application No. 12-012, 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 Jefferson Hotel Associates, 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 of a four-story hotel on an approximate 2.145 acres of land, located at 999 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.06-1-10./I.

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	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 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 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	No
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Patricia Brill and passed unanimously at 9:35 p.m.

Respectfully submitted,

Leann C. Case
Interim Town Clerk