

# TOWN OF HENRIETTA PLANNING BOARD

March 11, 2014

## 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:** February 25, 2014

### APPLICATIONS:

**Application No. PB-294** **Graywood Commons** – For preliminary subdivision approval of a subdivision consisting of 68 single family lots and 42 duplex lots (84 duplex units) on an existing 141.36 acres located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15 & Industrial Zoned District. Tax Account No. 174.03-2-1.21. (SEQRA)

**Application No. 14-003** **Henrietta East (Cell Tower)** – For final site plan approval of a 120' mono pole cell tower with nine (9) antennas located on 1119 Calkins Road in a Residential R-1-15 Zoned District. Tax Account No. 176.07-3-23. (SEQRA)

**Application No. 14-004** **Suburban Plaza** – For final site plan approval of the renovation of the plaza's parking area and the building facades on an existing 13.27 acres of land located on 2199 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-1.111. (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 **March 18, 2014 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
MARCH 11, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, March 11, 2014 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Matthew Borkowski  
James Grunert  
Stephen R. MacIntyre  
Lawrence Neill  
Devon Van Vechten, Vice Chairman

**MEMBERS ABSENT**

Patricia Brill

**STAFF PRESENT**

Christopher Martin, P.E., Director of Engineering & Planning  
Terry Ekwel, Fire Marshal/Building Inspector  
William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of February 25, 2014, which will be Tabled until the next meeting.

On motion of  
Lawrence Neill

Seconded by  
Stephen R. MacIntyre

**MOTION TO TABLE:**

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
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. 14-004**

**Suburban Plaza** – For final site plan approval of the renovation of the plaza’s parking area and the building facades on an existing 13.27 acres of land located on 2199 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-1.111. **(SEORA)**

With regard to Application No. 14-004, 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 Frontier Development. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is to obtain final site plan approval of the renovation of the plaza's parking area and the building facades on an existing 13.27 acres of land located at 2199 East Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-1.111.

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. Matthew Borkowski seconded the motion.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
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 the final site plan, 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 Applicant will have to come back and present a new Application for the two (2) "future out parcels."

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
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. 14-003**

**Henrietta East (Cell Tower)** – For final site plan approval of a 120’ mono pole cell tower with nine (9) antennas located on 1119 Calkins Road in a Residential R-1-15 Zoned District. Tax Account No. 176.07-3-23. **(SEQRA)**

On the motion of  
Peter Minotti, Chairman

Seconded by  
Matthew Borkowski

MOTION TO TABLE:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
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. PB-294**

**Graywood Commons** – For preliminary subdivision approval of a subdivision consisting of 68 single family lots and 42 duplex lots (84 duplex units) on an existing 141.36 acres located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15 & Industrial Zoned District. Tax Account No. 174.03-2-1.21. **(SEQRA)**

With regard to Application No. PB-294, 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 Subdivision Plan Application by Jayne’s Riverview, LLC. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for preliminary subdivision approval of a subdivision

consisting of 68 single family lots and 42 duplex lots (84 units) on an existing 141.36 acre parcel of land located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15, and Industrial Zoned District. Tax Account No. 174.03-2-1.21.

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. Lawrence Neill seconded the motion.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
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  
Devon Van Vechten

The Henrietta Planning Board moved/made a motion to approve the preliminary subdivision plan, 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	Absent
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

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 8:20 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk