

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
September 09, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, September 9, 2014 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Matthew Borkowski  
Patricia Brill  
James Grunert  
Lawrence Neill

**MEMBERS ABSENT**

Stephen R. MacIntyre  
Devon Van Vechten, Vice Chairman

**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 August 12, 2014, which will be Tabled until the next meeting.

On motion of  
Matthew Borkowski

Seconded by  
James Grunert

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. 14-009**      **Fastrac Markets** – For final site plan approval of an application for a 6,100 S.F. convenience store with drive-thru and 8 dispenser gas station on an existing 8.191 acres of land located at 1820 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.12. **(SEQRA)**

With regard to Application No. 14-009, 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 Fastrac Markets, Inc. 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 a 6,100 square foot convenience store with drive-thru and an eight dispenser gas station on an existing 8.191 acres of land located on 1820 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.12.

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	Aye
James Grunert	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

On the motion of  
Peter Minotti

Seconded by  
Patricia Brill

A motion for final site plan approval based on the granting of the Special Permit Approval for the gas sales, part of the Fastrac operation, by the Town Board:

**ADDITIONAL PLANNING BOARD REQUIREMENT:**

1. Fencing detail around the outdoor seating area to be shown on the site plan.
2. Certified Arborist is meeting with the engineer on Thursday to address landscaping errors.
3. The Engineering Department will contact the Monroe County Department of Transportation to see if Fastrac can landscape and maintain the berm located at the corner of Hylan Drive and Summer Sky Drive. Lawrence Neill would prefer to see the entire area landscaped for aesthetic reasons.
4. "Possible Wetlands" will be replaced with a "Federal Wetlands" on drawings.
5. Additional Variances are required for signage and for the underground gas tank size.

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Aye
James Grunert	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Lawrence Neill and passed unanimously at 8:07 p.m.

Respectfully submitted,

Jennifer L. Miranda  
Deputy Town Clerk