

# TOWN OF HENRIETTA PLANNING BOARD

July 8, 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:** May 27, 2014

### PUBLIC HEARING

**Application No. PB-296** **Young Subdivision** – For preliminary subdivision approval of a proposed two (2) lot subdivision on an existing 11.105 acres of land located at 1442 Pinnacle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 190.02-1-56.

### APPLICATIONS:

**Application No. PB-295** **Barberry Cove Subdivision** – For final subdivision approval of a proposed 70-lot residential subdivision on the west side of East Henrietta Road on 72.81 acres in a Residential R-1-20 Zoned District. Tax Account No. 189.04-1-007.111.

**Application No. PB-296** **Young Subdivision** – For preliminary subdivision approval of a proposed two (2) lot subdivision on an existing 11.105 acres of land located at 1442 Pinnacle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 190.02-1-56. **(SEQRA)**

**Application No. 14-010** **Country Max** – For final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located at 4495 West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.111. **(SEQRA)**

**Application No. 14-011** **Summit Federal Credit Union** – For final site plan approval of a 3,250 square foot Summit Federal Credit Union bank on an existing 3.77 acres of land located at 2087 East Henrietta Road in a Commercial B-1 District. Tax Account No. 162.14-1-10.1. **(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 **July 15, 2014 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
JULY 8, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, July 8, 2014 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

Peter Minotti, Chairman  
Matthew Borkowski  
Patricia Brill  
James Grunert  
Stephen R. MacIntyre  
Lawrence Neill  
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 May 27, 2014, as presented.

On motion of  
Lawrence Neill

Seconded by  
James Grunert

Duly put to a vote:

Matthew Borkowski	voting	Aye
Patricia Brill	voting	Abstain
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-296    Young Subdivision** – For preliminary subdivision approval of a proposed two (2) lot subdivision on an existing 11.105 acres of land located at 1442 Pinnacle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 190.02-1-56. **(SEQRA)**

With regard to Application No. PB-296, 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 Application by Mr. William Young. 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 proposed two (2) lot subdivision on an existing 11.105 acre parcel of land located at 1442 Pinnacle Road in a Rural Residential RR-2 Zoned District. Tax Account No. 190.02-1-56.

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  
Devon Van Vechten

Seconded by  
Patricia Brill

A motion for preliminary subdivision 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 & Planning.

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  
Lawrence Neill

Seconded by  
James Grunert

A motion for final subdivision 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 & 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
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. PB-295 Barberry Cove Subdivision** – For final subdivision approval of a proposed 70-lot residential subdivision on the west side of East Henrietta Road on 72.81 acres in a Residential R-1-20 Zoned District. Tax Account No. 189.04-1-007.111.

Following discussion, the Henrietta Planning Board had five (5) votes in favor of bringing the sidewalk down to East Henrietta Road up to the cul-de-sac to trail access, and one (1) vote in opposition.

On the motion of  
James Grunert

Seconded by  
Matthew Borkowski

The Henrietta Planning Board moved/made a motion to approve the final subdivision, 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

**Application No. 14-010 Country Max** – For final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located at 4495 West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.111. **(SEQRA)**

On the motion of  
Matthew Borkowski

Seconded by  
Devon Van Vechten

A motion to Table the 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, and more specifically:

**ADDITIONAL PLANNING BOARD REQUIREMENTS:**

1. The water line will need to be extended to accommodate a fire hydrant within one hundred feet (100') of the fire department connection. The Town of Henrietta Director of Engineering & Planning and the project engineers from Meagher Engineering agreed that they will work together with the Fire Marshal to ensure fire protection is done properly.
2. The metal finish on the rear of the building is to be determined. It must be a matte, non-glossy finish.
3. A swale has been added to improve drainage on the west property line where fairly steep slopes reside. The plans given to the Planning Board Members did not reflect those changes.
4. A fifty foot (50') tall flagpole will be placed near the historic barn. A fifty foot (50') height will need a variance, so the applicant will reduce the flagpole height to forty feet (40') to eliminate the requirement of the variance.
5. The next Planning Board Meeting will be on August 12, 2014. The engineers from Meagher Engineering will need to be prepared to attend the next meeting.

**MOTION TO TABLE:**

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. 14-011**      **Summit Federal Credit Union** – For final site plan approval of a 3,250 square foot Summit Federal Credit Union bank on an existing 3.77 acres of land located at 2087 East Henrietta Road in a Commercial B-1 District. Tax Account No. 162.14-1-10.1. **(SEQRA)**

With regard to Application No. 14-011, 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 Summit Federal Credit Union. 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 3,250 square foot Summit Federal Credit Union bank on an existing 3.77 acres of land located at 2087 East Henrietta Road in a Commercial B-1 District. Tax Account No. 162.14-1-10.1.

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.

On the motion of  
Matthew Borkowski

Seconded by  
Lawrence Neill

A motion for 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 & 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
Peter Minotti, Chairman	voting	Aye

Motion Carried

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:55 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk