

# TOWN OF HENRIETTA PLANNING BOARD

February 25, 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:** January 14, 2014  
January 28, 2014

### APPLICATIONS:

**Application No. 14-001** **Residence Inn-** For final site plan approval of a 4-story hotel tower on an existing 12.1 acres of land located on 1300 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-5.1 (SEQRA)

**Application No. 14-002** **Horizon Solutions** – For final site plan approval of a 30,925 square foot building for office space, light assembly, warehousing and sales on an existing 8.976 acres of land located at 125, 175 & 200 Josons Drive in an Industrial Zoned District. Tax Account Nos. 161.03-1-25.1, -26 & -27. (SEQRA)

**DISCUSSION ITEM** **Market Square** – For review of building elevations of a remodel for the existing Market Square Plaza located at 700-790 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.11

**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 4, 2014 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
FEBRUARY 25, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, February 25, 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 January 14, 2014, as presented.

On motion of  
Lawrence Neill

Seconded by  
James Grunert

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

The next item on the agenda is the approval of the Regular Meeting Minutes of January 28, 2014, as presented.

On motion of  
James Grunert

Seconded by  
Matthew Borkowski

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. 14-001**

**Residence Inn-** For final site plan approval of a 4-story hotel tower on an existing 12.1 acres of land located on 1300 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-5.1 **(SEQRA)**

With regard to Application No. 14-001, 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 Benderson Development Company, LLC. 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 4-story hotel tower on an existing 12.1 acre parcel located at 1300 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.07-1-5.1.

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. Devon Van Vechten 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  
Stephen R. MacIntyre

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. A landscaped berm in the first twenty feet (20') west of the entrance will be added.
2. Detailed foundation planting plans shall be provided.

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. 14-002**

**Horizon Solutions** – For final site plan approval of a 30,925 square foot building for office space, light assembly, warehousing and sales on an existing 8.976 acres of land located at 125, 175 & 200 Josons Drive in an Industrial Zoned District. Tax Account Nos. 161.03-1-25.1, -26 & -27. **(SEQRA)**

With regard to Application No. 14-002, 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 Jarvee Associates. 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 30,925 square foot building for office space, light assembly, warehousing and sales on an existing 8.976 acre parcel located on 125, 175, and 200 Josons Drive in an Industrial Zoned District. Tax Account No. 161.03-1-25.1, -26, and -27.

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	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  
Matthew Borkowski

Seconded by  
Devon Van Vechten

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. A front setback variance is required. The Application is being presented to the Zoning Board of Appeals at the February 26, 2014 meeting.

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

**DISCUSSION ITEM**

**Market Square** – For review of building elevations of a remodel for the existing Market Square Plaza located at 700-790 Jefferson Road in a Commercial B-1 Zoned District. Tax Account No. 162.05-1-3.11

The Henrietta Planning Board discussed the above application and no objections were raised, so the building elevations were approved.

PB February 25, 2014

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 7:42 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk