

# TOWN OF HENRIETTA PLANNING BOARD

March 26, 2013

## 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 12, 2013

### APPLICATIONS:

**Application No. 11-008**      **Market Commons** – For final site plan approval of site modifications, including increasing the building size for the eastern building from 11,620 square feet to 17,850 square feet and removing 29 parking spaces to accommodate the building expansion, for a 12.162 acre parcel of land located at 100 Marketplace Drive in a Commercial B-1 District. Tax Account No. 162.09-1-1.1.

**Application No. C13-001**      **The Grove at Rochester** – For conceptual review of a student housing complex on an existing 73.3 acre parcel of land located at 3860 East River Road in an R-1-15 Zoned District. Tax Account No. 174.02-1.20.

**Application No. C13-002**      **Silvarole Material Recovery Facility** – For conceptual review of a new materials recycling facility on an existing 12.43 acre parcel of land located on Silvarole Drive in an Industrial Zoned District. Tax Account Nos. 161.06-1-5.111 & 161.06-1-6.1.

**Discussion Item:**      **Garber Automotive Sales Office** – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

**Discussion Item**      **Papaya Asian Kitchen & Bar** – Planning Board to consider modifications to the exterior building elevation colors and patio lighting for Application No. 13-002, previously approved by the Planning Board and located at 3400 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.12-1-1.11

**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 **April 2, 2013 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
MARCH 26, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, March 26, 2013 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Christopher Martin, 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 12, 2013. The Minutes will be reviewed at the next meeting.

**Application No. 11-008 Market Commons** – For final site plan approval of site modifications, including increasing the building size for the eastern building from 11,620 square feet to 17,850 square feet and removing 29 parking spaces to accommodate the building expansion, for a 12.162 acre parcel of land located at 100 Marketplace Drive in a Commercial B-1 District. Tax Account No. 162.09-1-1.1.

On the motion of  
James Grunert

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board moved/made a motion to grant 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
Peter Minotti, Chairman	voting	Aye

Motion Carried

**Application No. C13-001 The Grove at Rochester** – For conceptual review of a student housing complex on an existing 73.3 acre parcel of land located at 3860 East River Road in an R-1-15 Zoned District. Tax Account No. 174.02-1.20.

The Henrietta Planning Board reviewed the above Application as a concept only.

**Discussion Item:** **Garber Automotive Sales Office** – Planning Board to consider modification to the site lighting by adding additional lights and “bumper lights” for Application No. 12-010, previously approved by the Planning Board.

On the motion of  
Peter Minotti, Chairman

Seconded by  
Patricia Brill

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. C13-002 Silvarole Material Recovery Facility** – For conceptual review of a new materials recycling facility on an existing 12.43 acre parcel of land located on Silvarole Drive in an Industrial Zoned District. Tax Account Nos. 161.06-1-5.111 & 161.06-1-6.1.

The Henrietta Planning Board reviewed the above Application as a concept only.

**Discussion Item**                      **Papaya Asian Kitchen & Bar** – Planning Board to consider modifications to the exterior building elevation colors and patio lighting for Application No. 13-002, previously approved by the Planning Board and located at 3400 West Henrietta Road in a Commercial B-1 District. Tax Account No. 161.12-1-1.11.

On the motion of  
Matthew Borkowski

Seconded by  
Devon Van Vechten

The Henrietta Planning Board moved/made a motion to approve modifications to the exterior building elevation colors and patio lighting, 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. Approval is contingent upon the mustard colored panel near the entrance having a dimmer switch for LED lighting.

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 Matthew Borkowski and passed unanimously at 9:00 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk