

# TOWN OF HENRIETTA PLANNING BOARD

July 9, 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:** June 25, 2013

### APPLICATIONS:

- Application No. 13-009**      **Erie Station Village** – For final site plan approval of a multi-family residential project on an existing 23.79 acres of land located at 5575 West Henrietta Road in a Residential R-2-15 District. Tax Account No. 189.01-1-50.111.
- Application No. 13-010**      **Garber Acura** – For final site plan approval of the renovation of an existing 18,166 square foot building, a 1,100 square foot service addition, and a 120 square foot addition on an existing 1.695 acres of land located at 3883 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.19-1-8.1. **(SEQRA)**
- Application No. 13-011**      **Farash Campus for Jewish Education** – For final site plan approval of a 55,500 square foot 2-story building on an existing 16.0 acres of land located at 1200 Edgewood Avenue in a Residential R-1-15 District. Tax Account No. 150.18-1-1. **(SEQRA)**

<p><b>Note:</b> 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 <b>July 16, 2013 at 7:00 p.m. in the Main Meeting Room</b></p>
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**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
JULY 9, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, July 9, 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, 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 June 25, 2013, as presented.

On motion of  
James Grunert

Seconded by  
Patricia Brill

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. 13-009 Erie Station Village** – For final site plan approval of a multi-family residential project on an existing 23.79 acres of land located at 5575 West Henrietta Road in a Residential R-2-15 District. Tax Account No. 189.01-1-50.111.

On the motion of  
Devon Van Vechten

Seconded by  
Lawrence Neill

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. 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. 13-010 Garber Acura** – For final site plan approval of the renovation of an existing 18,166 square foot building, a 1,100 square foot service addition, and a 120 square foot addition on an existing 1.695 acres of land located at 3883 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.19-1-8.1. **(SEQRA)**

With regard to Application No. 13-010, 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 Garber Automotive. 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 an existing 18,166 square foot building and a 1,100 square foot service addition and a 120 square foot addition on an existing 1.695 acre parcel located at 3883 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 161.19-1-8.1.

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. 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  
James Grunert

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. 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. 13-011 Farash Campus for Jewish Education** – For final site plan approval of a 55,500 square foot 2-story building on an existing 16.0 acres of land located at 1200 Edgewood Avenue in a Residential R-1-15 District. Tax Account No. 150.18-1-1.  
**(SEQRA)**

With regard to Application No. 13-011, 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 FCJE Holdings, 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 55,500 square foot 2-story building on an existing 16.0 acre parcel located at 1200 Edgewood Avenue in a Residential R-1-15 District. Tax Account No. 150.18-1-1.

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. James Grunert 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  
Stephen R. MacIntyre

Seconded by  
Patricia Brill

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 Planning Board agreed with the Conservation Board's recommendation that additional trees should be added.

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 Devon Van Vechten and passed unanimously at 8:27 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk