

# TOWN OF HENRIETTA PLANNING BOARD

August 13, 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

### PUBLIC HEARINGS:

**Application No. PB-292** **John Street Subdivision** – For preliminary subdivision approval of a three (3) lot subdivision on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

### APPLICATIONS:

**ROLL CALL:** 7:00 PM

**MINUTES:** July 9, 2013

**Application No. PB-146.3** **Chelsea Meadows Subdivision – Section 3** – For preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111. **(INTENT TO BE LEAD AGENCY)**

**Application No. PB-291** **Maple Hill Subdivision** – For preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112. **(INTENT TO BE LEAD AGENCY)**

**Application No. PB-292** **John Street Subdivision** – For preliminary subdivision approval of a three (3) lot subdivision on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

**Application No. 13-003**      **John Street Development** – For final site plan approval of an 88,500 square foot building, a 67,500 square foot building & a 20,000 square foot building on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

**Application No. C13-006**      **Barberry Cove Subdivision** – For conceptual review of a proposed seventy-one (71) 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. 189.04-1-7.111.

**DISCUSSION ITEM:**      **Marketplace Mall** – Planning Board to consider modifications to the Marketplace Mall pylon sign.

**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 **August 20, 2013 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
AUGUST 13, 2013**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, August 13, 2013 was called to order at 7:00 P.M.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Patricia Brill

**STAFF PRESENT**

Christopher Martin, P.E., Director of Engineering & Planning  
Terry Ekwel, Fire Marshal/Building Inspector

**STAFF ABSENT**

William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of July 9, 2013, 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

**Application No. PB-146.3 Chelsea Meadows Subdivision – Section 3 –** For preliminary subdivision approval of a thirty (30) lot subdivision on an existing 15.377 acres of land located

south of Lehigh Station Road and west of Chelsea Meadows Drive in a Residential R-1-15 District. Tax Account No. 175.03-1-3.111. **(INTENT TO BE LEAD AGENCY)**

On the motion of  
Peter Minotti

Seconded by  
Stephen R. MacIntyre

The Henrietta Planning Board declared its intent to be Lead Agency for the purpose of a coordinated SEQRA Review.

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. PB-291**     **Maple Hill Subdivision** – For preliminary subdivision approval of a twenty (20) lot subdivision on an existing 72.763 acres of land located on East Henrietta Road in a Rural Residential RR-1 Zoned District. Tax Account No. 202.02-2-29.112. **(INTENT TO BE LEAD AGENCY)**

On the motion of  
Peter Minotti

Seconded by  
Lawrence Neill

The Henrietta Planning Board declared its intent to be Lead Agency for the purpose of a coordinated SEQRA Review.

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. PB-292     John Street Subdivision** – For preliminary subdivision approval of a three (3) lot subdivision on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

On the motion of  
James Grunert

Seconded by  
Matthew Borkowski

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	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  
Stephen R. MacIntyre

Seconded by  
Lawrence Neill

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	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. 13-013      John Street Development** – For final site plan approval of an 88,500 square foot building, a 67,500 square foot building & a 20,000 square foot building on an existing 15.563 acres of land located on John Street in an Industrial Zoned District. Tax Account No. 174.02-1-44.

On the motion of  
Stephen R. MacIntyre

Seconded by  
Matthew Borkowski

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 lighting will be metal halide.

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. C13-006      Barberry Cove Subdivision** – For conceptual review of a proposed seventy-one (71) 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. 189.04-1-7.111.

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

*(Daniel Johnson, 107 Bedfordshire Drive, spoke in opposition to the proposed subdivision and that it was not what was originally planned.)*

*(James McGovern, 95 Bedfordshire Drive, spoke in opposition to the proposed subdivision and that it would impact property values.)*

*(Bob Cook, 4507 East Henrietta Road, spoke in opposition to the proposed subdivision and the negative impact on existing neighbors. He stated that a portion of the property*

*should instead be dedicated to the Genesee Land Trust.)*

*(Dave Volvo, 265 Somerworth Drive, Rochester, New York 14626 (Greece), spoke in favor of the proposed subdivision)*

**DISCUSSION ITEM:**           **Marketplace Mall** – Planning Board to consider modifications to the Marketplace Mall pylon sign.

- The Planning Board had a general discussion, but no resolutions were made.

A motion to adjourn was made by Lawrence Neill and passed unanimously at 9:00 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk