

TOWN OF HENRIETTA PLANNING BOARD

March 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: February 25, 2014 & March 11, 2014

APPLICATIONS:

Application No. 14-006 **Dunkin Donuts** – For final site plan approval of a Dunkin Donuts and two (2) Commercial Lease Spaces on an existing 0.818 acres of land located at 4178 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-8 and -9. (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 **April 1, 2014 at 7:00 p.m. in the Main Meeting Room**

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

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, March 25, 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

STAFF ABSENT

William Walker, Esquire

The first item on the agenda is the approval of the Regular Meeting Minutes of February 25, 2014, as corrected.

On motion of
Lawrence Neill

Seconded by
James Grunert

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

The next item on the agenda is the approval of the Regular Meeting Minutes of March 11, 2014, which will be Tabled until the next meeting.

Application No. 14-006

Dunkin Donuts – For final site plan approval of a Dunkin Donuts and two (2) Commercial Lease Spaces on an existing 0.818 acres of land located at 4178 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-8 and -9. **(SEQRA)**

With regard to Application No. 14-006, 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 Ribeiro Developments. 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 Dunkin Donuts and two (2) commercial lease spaces on an existing 0.818 acre parcel located on 4178 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-8 and -9.

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
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. Heavy black fencing (i.e. wrought iron) should be provided for the outdoor seating area in addition to plantings around the exterior seating.
2. HVAC unit on roof top will be lower than the parapet and will not be visible from the road.
3. The cooler in the back of the Dunkin Donuts will be screened with a 7'-7" enclosure to match the building colors.

4. Eleven (11) cars are estimated to be stacked in the drive thru and will be added to the site plans.
5. Most of the snow storage areas will be at the southeast corner near the drainage swale, and some will be at the front planting area along West Henrietta Road.

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 7:40 p.m.

Respectfully submitted,

Rebecca B. Wiesner
Deputy Town Clerk