

# TOWN OF HENRIETTA PLANNING BOARD

May 13, 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:** April 8, 2014

### APPLICATIONS:

**Application No. PB-294** **Graywood Commons** – For modified preliminary subdivision approval of a subdivision consisting of 68 single family lots and 84 duplex lots on an existing 141.36 acres located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15 & Industrial Zoned District. Tax Account No. 174.03-2-1.21. This application is being considered as a technically administrative matter.

**Application No. 13-011** **Farash Campus for Jewish Education** – For final site plan approval of a 60,000 square foot 2-story building on an existing 22.8 acres of land located at 447 French Road in a Residential R-1-15 District. Tax Account No. 150.18-1-1. **(INTENT TO BE LEAD AGENCY)**

**Application No. 14-007** **Enterprise Car Sales** – For final site plan approval of the construction of a 3,997 square foot building and parking lot for auto sales on an existing 3.56 acres located at 4161 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-3. **(SEQRA)**

**Application No. 14-008** **Orville's Appliance** – For final site plan approval of the construction of a 11,600 square foot single story appliance store and parking area on a 1.101 acre parcel of land located at 875 Marketplace Drive in a Planned Commercial District. Tax Account No. 161.12-1-11.1. **(SEQRA)**

**DISCUSSION ITEM:** Request modification to an existing landscaped berm located in Lot 318 of the Shadow Ridge Subdivision – Section 3 (86 Kinglet Drive).

**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 **May 20, 2014 at 7:00 p.m. in the Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
MAY 13, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, May 13, 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  
William Walker, Esquire

**TOWN BOARD**

Councilman Breese, Town Board Liaison to the Planning Board

The first item on the agenda is the approval of the Regular Meeting Minutes of April 8, 2014, as presented.

On motion of  
Lawrence Neill

Seconded by  
Matthew Borkowski

Duly put to a vote:

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

Motion Carried

**Application No. PB-294**

**Graywood Commons** – For modified preliminary subdivision approval of a subdivision consisting of 68 single family lots and 84 duplex lots on an existing 141.36 acres located off East River Road opposite Brooks Road in a Residential R-1-15, R-2-15 & Industrial Zoned District. Tax Account No. 174.03-2-1.21. This application is being considered as a technically administrative matter.

On the motion of  
Matthew Borkowski

Seconded by  
James Grunert

The Henrietta Planning Board moved/made a motion to approve the modified preliminary subdivision, 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 60,000 square foot 2-story building on an existing 22.8 acres of land located at 447 French Road in a Residential R-1-15 District. Tax Account No. 150.18-1-1. **(INTENT TO BE LEAD AGENCY)**

On the motion of  
Peter Minotti

Seconded by  
Patricia Brill

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	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. 14-007 Enterprise Car Sales –** For final site plan approval of the construction of a 3,997 square foot building and parking lot for auto sales on an existing 3.56 acres located at 4161

With regard to Application No. 14-007, 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 A.D. Simonetti Properties, 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 for the construction of a 3,997 square foot building and parking lot for auto sales on an existing 3.56 acres of land located on 4161 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.07-1-3.

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	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  
Matthew Borkowski

Seconded by  
Patricia Brill

The Henrietta Planning Board moved/made a motion to conditionally 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 REQUIREMENTS:**

1. Attendance of the June 3<sup>rd</sup> Conservation Board Meeting.
2. A wetland delineation report will need to be submitted to the Army Corps of Engineers and supplied to the Town of Henrietta.

3. Devon Van Vechten would like to see curbing provided along the eastern edge of the parking lot parallel to West Henrietta Road.
4. A revised landscape design will be submitted for an administrative approval.

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. 14-008 Orville's Appliance** – For final site plan approval of the construction of a 11,600 square foot single story appliance store and parking area on a 1.101 acre parcel of land located at 875 Marketplace Drive in a Planned Commercial District. Tax Account No. 161.12-1-11.1. **(SEORA)**

With regard to Application No. 14-008, SEORA 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 3979 Walden Ave., 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 for the construction of a 11,600 square foot single story appliance store and parking area on an existing 1.101 acres of land located on 875 Marketplace Drive in a Planned Commercial Development District. Tax Account No. 161.12-1-11.1.

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. Lawrence Neill 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 REQUIREMENTS:**

1. Wall mounted lighting will be changed to a down light style/shoe box mounted on a short arm.
2. The future stub road will be removed from the final site plan. Any future development will be addressed at that time.
3. Building materials and colors will be as presented in the architectural building drawings.
4. One (1) stop sign will be supplied at the parking lot exit.

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

**DISCUSSION ITEM:** Request modification to an existing landscaped berm located in Lot 318 of the Shadow Ridge Subdivision – Section 3 (86 Kinglet Drive).

- This discussion item was postponed until the May 27<sup>th</sup> Planning Board Meeting.

**DISCUSSION ITEM:** Planning Board to consider granting an extension of time for Application No. PB-146.3 – Chelsea Meadows Subdivision – Section 3. Planning Board approval will expire on May 25, 2014.

On the motion of  
Matthew Borkowski

Seconded by  
Patricia Brill

The Henrietta Planning Board moved/made a motion to grant a ninety (90) day extension for Application No. PB-146.3 – Chelsea Meadows Subdivision – Section 3.

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 8:12 p.m.

Respectfully submitted,

Rebecca B. Wiesner  
Deputy Town Clerk