

TOWN OF HENRIETTA PLANNING BOARD

August 12, 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: July 8, 2014

APPLICATIONS:

Application No. 14-010 **Country Max** – For final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located on West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.001. **(SEQRA)**

Application No. 14-012 **T-Mobile Northeast LLC (Cell Tower)** – For final site plan approval of the expansion and improvements to the existing monopole located at 10 Deuel Circle in a Commercial B-1 District. Tax Account No. 161.11-1-22.118. **(SEQRA)**

DISCUSSION ITEM: **All Nations Church** - Request for a playground located directly north of the church building at their 990 Pinnacle Road property. (Application No. 12-004)

DISCUSSION ITEM: **Chelsea Meadows Subdivision – Section 3** – Planning Board to consider granting an extension of time for Application No. PB-146.3 – Chelsea Meadows Subdivision – Section 3. Previous 90-day extension was granted on May 25, 2014.

DISCUSSION ITEM **Fastrac Markets** – Planning Board to discuss Planning Board application for a 6,100 square foot convenience store with drive-thru and 8 dispenser filling station on an existing 8.191 acres of land located at 1820 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.12.

<p>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 19, 2014 at 7:00 p.m. in the Main Meeting Room</p>

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
AUGUST 12, 2014**

The regularly scheduled Meeting of the Henrietta Planning Board for Tuesday, August 12, 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

The first item on the agenda is the approval of the Regular Meeting Minutes of July 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	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 14-010 Country Max – For final site plan approval of a 26,760 square foot Country Max store on an existing 5.882 acres of land located on West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.001. **(SEQRA)**

With regard to Application No. 14-010, 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 Farmington Lawncare, Inc. 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 26,760 square foot Country Max store on an existing 5.882 acres of land located on West Henrietta Road in a Commercial B-1 District. Tax Account No. 175.10-2-74.001.

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

A motion for final site plan 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	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. 14-012 T-Mobile Northeast LLC (Cell Tower) – For final site plan approval of the expansion and improvements to the existing monopole located at 10 Deuel Circle in a Commercial B-1 District. Tax Account No. 161.11-1-22.118. (SEQRA)

With regard to Application No. 14-012, 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 T-Mobile Northeast, 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 the expansion and improvements to the existing mono pole cell tower located on 10 Deuel Circle in a Commercial B-1 Zoned District. Tax Account No. 161.11-22.118.

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
Devon Van Vechten

Seconded by
Matthew Borkowski

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 REQUIREMENT:

1. Approval is conditional upon the Applicant addressing any final inquiries by the Town. Neither a permit nor approval of the drawings will be given until all areas are addressed to the satisfaction of the Town of Henrietta’s Director of Engineering & Planning and the Fire Marshal/Building Inspector.

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: **All Nations Church** - Request for a playground located directly north of the church building at their 990 Pinnacle Road property. (Application No. 12-004)

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

DISCUSSION ITEM: **Chelsea Meadows Subdivision – Section 3** – Planning Board to consider granting an extension of time for Application No. PB-146.3 – Chelsea Meadows Subdivision – Section 3. Previous 90-day extension was granted on May 25, 2014.

On the motion of
James Grunert

Seconded by
Matthew Borkowski

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. The expiration date will now be November 21, 2014.

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 **Fastrac Markets** – Planning Board to discuss Planning Board application for a 6,100 square foot convenience store with drive-thru and 8 dispenser filling station on an existing 8.191 acres of land located at 1820 Hylan Drive in a Planned Commercial Development District. Tax Account No. 161.20-1-5.12.

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

A motion to adjourn was made by Patricia Brill and passed unanimously at 8:35 p.m.

Respectfully submitted,

Rebecca B. Wiesner
Town Clerk & Receiver of Taxes