

# TOWN OF HENRIETTA PLANNING BOARD

February 28, 2017

## AGENDA

Peter Minotti, Chairman  
Devon Van Vechten, Vice-Chairman  
Lawrence Neill  
Stephen R. MacIntyre  
James Grunert  
Patricia Brill  
Matthew Borkowski  
William Walker, Esquire

### MAIN MEETING ROOM

**ROLL CALL:** 7:00 PM

**MINUTES:** January 10, 2017 & January 24, 2017

### APPLICATIONS:

**Application No. 17-002** **Jeremiah's** – For final site plan approval of a 300 S.F. building addition and other site improvements on the building located at 1175 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.10-1-6.12. **(SEQR)**

**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 **March 7, 2017 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
February 28, 2017**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, February 28, 2017 at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467. The meeting was called to order at 7:00 p.m. by the Planning Board Chairman, Peter Minotti.

**MEMBERS PRESENT:** Peter Minotti, Chairman  
Devon Van Vechten, Vice Chairman  
Lawrence Neill  
Stephen R. MacIntyre  
Patricia Brill  
William Walker, Esquire

**MEMBERS ABSENT:** James Grunert  
Matthew Borkowski

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

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The first item on the agenda is the approval of the Regular Meeting Minutes of January 10, 2017 as presented.

**On motion of**  
Lawrence Neill

**Seconded by**  
Patricia Brill

Duly put to a vote:

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

**Motion Carried**

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The second item on the agenda is the approval of the Regular Meeting Minutes of January 24, 2017 as presented.

**On motion of**  
Patricia Brill

**Seconded by**  
Devon Van Vechten

Duly put to a vote:

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

**Motion Carried**

**Application No. 17-002** **Jeremiah's** – For final site plan approval of a 300 S.F. building addition and other site improvements on the building located at 1175 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.10-1-6.12. **(SEQR)**

**Representing Applicant:** Jeff Reddish, Jeremiah's  
Eric Schaaf, Marathon Engineering  
Andrew Hintenach, III, AIA, Sky High Architecture

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of reusing the former Perkins Restaurant and constructing a three hundred square foot (300 S.F.) building addition for the purpose of opening a fourth (4<sup>th</sup>) Jeremiah's Restaurant in the Rochester area. The dumpster enclosure will be relocated to the southwest corner of the parking lot, will be eight feet (8') tall, and will be built of materials that are complimentary to the building itself. Building materials were not brought to the meeting, however they will need to be presented to the Town. The applicant is looking to relocate the electric transformer and is in the process of discussing it with Rochester Gas & Electric. Parking requirements were discussed and the applicant stated that they can meet parking requirements by providing land banked spaces within the site. A Special Use Permit will be required from the Henrietta Town Board for the space to be used as a restaurant as well as for the proposed outdoor seating. The fence around the outdoor seating is proposed to be a masonry wall with a stone veneer and planters will be placed around the outside of the seating area. Additional landscaping needs were discussed but will need further review between the Town and the applicant.

**With regard to Application No. 17-002**, SEQR 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 the Jeremiah's Henrietta, Inc. It is an Unlisted Action and will not require a conditioned negative declaration. The purpose of this Application is for final site plan approval of a 300 (+/-) S.F. addition on the north side of the building, construction of a 100 seat outdoor seating area on the south of the building, construction of a 47 (+/-) S.F. entrance near the southeast corner of the building and relocation of the dumpster enclosure located at 1175 Jefferson Road in an Industrial Zoned District. Tax Account No. 162.10-1-6.12.

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

**Motion Carried**

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:

**PLANNING BOARD CONDITIONS:**

1. This approval is conditioned upon the Applicant receiving approval from both the Henrietta Town Board for a Special Use Permit for a restaurant use and outdoor seating, and from the Zoning Board of Appeals for a front setback variance.

**On the Motion of**  
Devon Van Vechten

**Seconded by**  
Stephen MacIntyre

Duly put to a vote:

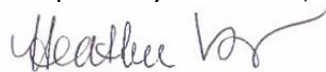
Matthew Borkowski	voting	Absent
Patricia Brill	voting	Aye
James Grunert	voting	Absent
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Devon Van Vechten	voting	Aye
Peter Minotti, Chairman	voting	Aye

**Motion Carried**

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A motion to adjourn was made by Patricia Brill and passed unanimously at 7:29 p.m.

Respectfully submitted,



Heather Voss  
Deputy Town Clerk