

TOWN OF HENRIETTA PLANNING BOARD

September 13, 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: August 8, 2017

APPLICATIONS:

Application No. 17-011 **74 Middle Road Medical Office** – For SEQR approval only of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in an R-1-15 Zoned District (pending rezoning to Commercial B-2). Tax Account No. 175.08-1-14. **(SEQR ONLY, Final Site Plan Approval TBD)**

Application No. 17-012 **Mercedes Benz Doll-Up Shop** – For final site plan approval of a 4,000 S.F. vehicle doll-up shop on a 2.604 acre property located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.6-2-87. **(SEQR)**

Application No. 17-013 **Green Valley K9 Hotel** – For final site plan approval of a proposed 16,500 S.F. dog kennel/hotel on a 5.06 acre property located at 792 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-84.001. **(SEQR)**

Application No. 17-014 **Bailey Road Clinical Laboratory Project** - For final site plan approval of a new 144 space parking lot on a 5.5 acre property located at 211 Bailey Road in an Industrial Zoned District. Tax Account No. 174.02-1-3.2. **(SEQR)** *(Town Clerk's Note: This application was submitted for an administrative site plan review in March of 2017 for a 39,500 S.F. building addition and a 40,000 S.F. building renovation of the existing building.)*

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 **September 19, 2017 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA
PLANNING BOARD MINUTES
September 13, 2017**

A regularly scheduled meeting of the Henrietta Planning Board was held on Wednesday, September 13, 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
James Grunert
Patricia Brill
Matthew Borkowski
William Walker, Esquire

ALSO PRESENT: Christopher Martin, P.E., Director of Engineering & Planning
Terry Ekwel, Director of Building & Fire Prevention

The first item on the agenda is the approval of the Regular Meeting Minutes of August 8, 2017 as presented.

On motion of
Lawrence Neill

Seconded by
Patricia Brill

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	Abstain
Peter Minotti, Chairman	voting	Aye

Motion Carried

Application No. 17-011 74 Middle Road Medical Office – For SEQR approval only of a 33,500 S.F. medical office building on a 3.462 acre property located at 74 Middle Road in an R-1-15 Zoned District (pending rezoning to Commercial B-2). Tax Account No. 175.08-1-14. **(SEQR ONLY, Final Site Plan Approval TBD)**

Representing Applicant: David Cox, P.E., Passero Associates

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of the development of a thirty-three thousand five hundred foot

(33,500 S.F.) medical office building that will be similar to the medical building that is currently being constructed on the neighboring property (50 Middle Road). Per the Engineers Report and the Stormwater Pollution Prevention Plan, a few important details regarding the wetlands were discussed. The applicant stated that they are only proposing to disturb the buffer area; the wetlands themselves will not be impacted. The New York State Department of Environmental Conservation has confirmed the delineation and the applicant is submitting application materials directly to them. It was also stated that the majority of the buffer area in question has previously been disturbed and they are proposing wetland enhancements in the buffer areas that are outside the development pad. The applicant noted that there would not be any endangered or threatened species for the project. The applicant also noted that currently the parcel is zoned Residential R-1-15, however it is in the process of being re-zoned to Commercial B-2. *(Town Clerk's Note: The Town Board will vote on the application to re-zone this parcel at the September 20, 2017 Town Board meeting.)* The Zoning Board of Appeals approved a front setback variance as well as a variance for a fifty foot (50') buffer reduction at the August 2017 meeting. Lighting will be dark sky compliant and the traffic study showed no detriment or impact. This application received SEQR approval as seen below and will return for final site plan approval from the Henrietta Planning Board at a later date to be determined.

With regard to Application 17-011 by Middle Road Properties, LLC, for issuing a negative declaration relative to the application at 74 Middle Road for the development of a medical office facility:

WHEREAS, the Town of Henrietta received an application from Middle Road Properties, LLC (the "Application") requesting the development of a medical office facility at or about 74 Middle Road, including site plan approval and rezoning of lands from R-1-15 to Commercial B-2 (collectively, "the Project"); and

WHEREAS, greater than 30 days have passed since the issuance of the Henrietta Planning Board's intent to act as lead agency for purposes of the environmental review pursuant to New York State Environmental Quality Review Act ("SEQR") and no objections have been received – as a result, the Henrietta Planning Board has been established as lead agency; and

WHEREAS, the Henrietta Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Project, carefully considering all documentary, testimonial, and other evidence presented to the Planning Board, together with any input from Town Staff, and any applicable advisory boards and agencies; and

WHEREAS, the Planning Board has completed Parts 2 and 3 of the EAF, which are attached hereto, and has carefully considered the information contained therein.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to SEQR, the Planning Board hereby adopts and approves the attached Parts 2 and 3 of the EAF; and,

BE IT FURTHER RESOLVED, that based upon the information, documentation, testimony, and findings, and after examining the relevant issues by taking a hard look and engaging in reasoned elaboration, the Planning Board determines that the Project will not have a potentially significant adverse impact on the environment, and hereby issues a negative declaration.

On the Motion of
Peter Minotti

Seconded by
Devon Van Vechten

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. 17-012 Mercedes Benz Doll-Up Shop – For final site plan approval of a 4,000 S.F. vehicle doll-up shop on a 2.604 acre property located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.6-2-87. **(SEQR)**

Representing Applicant: David Cox, P.E., Passero Associates
Frank Imburgia, Team FSI

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of constructing a four thousand square foot (4,000 S.F.) vehicle doll-up shop within an existing parking lot. The applicant stated that the doll-up shop is needed due to an increase in internet sales that require photographs of the vehicles. Site lighting will be provided by the existing light poles and there will be building mounted lights located near the doors of the building that will be dark sky compliant. It was noted that the damaged white vinyl fence has been repaired. There will not be any signage located on the building. Colored building elevations and samples of building materials were submitted to the Board, however there were some concerns that the Board discussed with the applicant. The applicant agreed that the exterior of the building would be dryvit with the front (eastern) façade consisting of three (3) courses (2'-0") of split face block. The Planning Board approved the final site plan for this project, conditioned on the Town receiving revised building elevations for an administrative architectural review.

With regard to Application No. 17-012, 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 Mercedes Benz of Rochester. 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 4,000 S.F. vehicle doll-up shop on 2.604 acre property located at 4295 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.6-2-87.

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

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. The applicant must provide the Town with revised building elevations for an administrative architectural review; the exterior of the building shall be dryvit with the front (eastern) façade consisting of three (3) courses (2' -0") of split face block.

On the Motion of
James Grunert

Seconded by
Patricia Brill

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. 17-013 Green Valley K9 Hotel – For final site plan approval of a proposed 16,500 S.F. dog kennel/hotel on a 5.06 acre property located at 792 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-84.001. **(SEQR)**

Representing Applicant: David Cox, P.E., Passero Associates
Frank Imburgia, Team FSI
Josh Mueller, K-9 Hotel

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of constructing a sixteen thousand, five hundred square foot

(16,500 S.F.) dog kennel and hotel on five point zero six (5.06) acres of land. The dog hotel will offer training, daycare, overnight accommodations, grooming services and minor veterinary issues. The facility will be open seven (7) days a week and there will be a staff member there at all times. There will be approximately eighty to ninety (80-90) rooms and will house dogs only, no cats. The private road will be repaved from the entrance-way from Calkins up to the Doyle Security business. There will also be an eight foot (8') high vinyl white fence with bollards for the dumpster enclosure and additional landscaping will be provided along the road to spruce up the area. The turning radius will be confirmed with the Town for emergency vehicles.

With regard to Application No. 17-013, 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 Team FSI. 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 proposed 16,500 S.F. dog kennel/hotel on a 5.06 acre property located at 792 Calkins Road in a Commercial B-1 Zoned District. Tax Account No. 162.18-2-84.1.

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. Matthew Borkowski 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

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. There are no conditions from the Henrietta Planning Board at this time.

On the Motion of
Matthew Borkowski

Seconded by
Stephen MacIntyre

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. 17-014 Bailey Road Clinical Laboratory Project - For final site plan approval of a new 144 space parking lot on a 5.5 acre property located at 211 Bailey Road in an Industrial Zoned District. Tax Account No. 174.02-1-3.2. **(SEQR)** *(Town Clerk's Note: This application was submitted for an administrative site plan review in March of 2017 for a 39,500 S.F. building addition and a 40,000 S.F. building renovation of the existing building.)*

Representing Applicant: Nathan Buczek, P.E., Ty-Lin International
Bruce Bashwiner, University of Rochester

In regards to the above referenced application, the applicant stated that all staff comments can be addressed. The project consists of constructing a new one hundred and forty-four (144) space parking lot for a building expansion. Due to the potential use of the building, it was noted that no parking spaces could be landbanked. A stormwater management system will be included with the project as well as additional landscaping. There will be approximately three hundred (300) employees working at this facility.

With regard to Application No. 17-014, 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 University of Rochester. 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 new 144 space parking lot on a 5.5 acre property located at 211 Bailey Road in an Industrial Zoned District. Tax Account No. 174.02-1-3.2.

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

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. The applicant must attend and receive approval from the Henrietta Conservation Board at the October 3, 2017 Conservation Board meeting.

On the Motion of

Patricia Brill

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

A motion to adjourn was made by Matthew Borkowski and passed unanimously at 8:27 p.m.

Respectfully submitted,



Heather Voss
Deputy Town Clerk



TOWN OF HENRIETTA

County of Monroe • State of New York
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JACK W. MOORE
Supervisor
PETER C. MINOTTI
Deputy Town Supervisor

JANET B. ZINCK
M. RICK PAGE
KENNETH BREESE
SCOTT M. ADAIR
Council Members

MEETING NOTICE

It was previously advertised that on Tuesday, September 12, 2017 a Planning Board Meeting would be held. The Meeting will now occur as noted below.

The regularly scheduled Meeting of the Henrietta Planning Board will be held on September 13, 2017 at 7:00 PM in the Main Meeting Room, 475 Calkins Road, Henrietta, NY 14467, to hear all matters that may regularly be brought before this Board.

The public is cordially invited to attend.

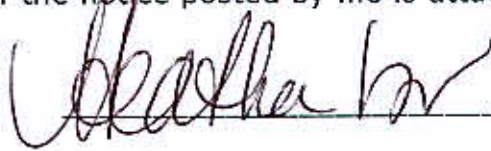
PLEASE PUBLISH:
HENRIETTA POST
8/24/2017

AFFIDAVIT OF POSTING

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

Heather Voss, being duly sworn, deposes and says that:

1. I am employed by the Town of Henrietta as Deputy Town Clerk.
2. On Aug. 24, 2017, I duly posted notice relating to Planning Board Meeting Date Change from 9/12/17 to 9/13/17 at the following location(s):
 - a. Town Clerk's Bulletin Board
 - b. _____
 - c. _____
3. A true and accurate copy of the notice posted by me is attached hereto.



Sworn to before me this 24 day of August, 2017.



Notary Public

JENNIFER L. MIRANDA
NOTARY PUBLIC, State of New York
Monroe County, No. 01MI6329884
Commission Expires 08/31/2019