

# TOWN OF HENRIETTA PLANNING BOARD

October 24, 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:** October 10, 2017

### APPLICATIONS:

**DISCUSSION ITEM:** **Paychex** – For review of a concept site plan for the proposed repurposing of the six existing office buildings located at 131, 133 and 135 Calkins Road, 180 Kenneth Drive, 220 Kenneth Drive and 225 Kenneth Drive. Minor site improvements include access drive reconfiguration and minor parking expansions. The properties are zoned Industrial (with Specifics). Tax Account Nos. 175.07-1-47.1, 175.11-1-11, 175.11-1-12.1 and 175.11-1-10.11

**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 **October 31, 2017 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
October 24, 2017**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, October 24, 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  
Matthew Borkowski  
William Walker, Esquire

**MEMBERS ABSENT:** James Grunert

**ALSO PRESENT:** Christopher Martin, P.E., Director of Engineering & Planning

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The first item on the agenda is the approval of the Regular Meeting Minutes of October 10, 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	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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**DISCUSSION ITEM:** **Paychex** – For review of a concept site plan for the proposed repurposing of the six existing office buildings located at 131, 133 and 135 Calkins Road, 180 Kenneth Drive, 220 Kenneth Drive and 225 Kenneth Drive. Minor site improvements include access drive reconfiguration and minor parking expansions. The properties are zoned Industrial (with Specifics). Tax Account Nos. 175.07-1-47.1, 175.11-1-11, 175.11-1-12.1 and 175.11-1-10.11


**Representing Applicant:** Peter Vars, P.E., BME Associates  
Susan Dieter, Paychex

In regards to the above referenced application, the applicant presented to the Board a conceptual site plan for repurposing six (6) existing office buildings located on Kenneth Drive and Calkins Road into a corporate campus of Paychex. The six (6) office buildings will total approximately three hundred and eighty-nine thousand square feet (389,000 S.F.) of building area on about forty-three (43) acres of land. Once combined, there will be about two thousand (2,000) employees on campus. The work involves interior renovations and building façade modifications as well as a small building addition to connect the buildings of 131 and 133 Calkins Road. The site improvements will also include the creation of a boulevard off of Calkins Road along with a roundabout where the private boulevard will meet Methodist Hill Drive and Kenneth Drive. There will also be additional parking created and a comprehensive pedestrian trail network (that may or may not be open to the public). The applicant noted that a traffic impact study is being prepared by McFarland Johnson that will be submitted to the Monroe County Department of Transportation and the Town once complete. Overall, it was noted that the Henrietta Planning Board is in support of this proposed project.

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A motion to adjourn was made by Patricia Brill and passed unanimously at 7:32 p.m.

Respectfully submitted,



Heather Voss  
Deputy Town Clerk