

# TOWN OF HENRIETTA PLANNING BOARD

March 27, 2018

## AGENDA

Peter Minotti, Chairman  
James Grunert, Vice-Chairman  
Lawrence Neill  
Stephen R. MacIntyre  
Patricia Brill  
Matthew Borkowski  
Douglas Rivers  
Daniel Mastrella, Esquire

### MAIN MEETING ROOM

**ROLL CALL:** 7:00 PM

**MINUTES:** February 27, 2018

### APPLICATIONS:

**Application No. 18-002** **McDonald's** – For final site plan approval of a 4,365 S.F. restaurant building on 1.270 acres located at 4840 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-11.1. **(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 **April 3, 2018 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
March 27, 2018**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, March 27, 2018 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  
James Grunert, Vice-Chairman  
Lawrence Neill  
Stephen R. MacIntyre  
Matthew Borkowski  
Douglas Rivers  
Daniel Mastrella, Esquire

**MEMBERS ABSENT:** Patricia Brill

**ALSO PRESENT:** Christopher Martin, P.E., Director of Engineering & Planning  
Robert Barley, Jr., Town Councilman

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The first item on the agenda is the approval of the Regular Meeting Minutes of February 27, 2018 as presented.

**On motion of**  
Lawrence Neill

**Seconded by**  
Stephen MacIntyre

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	Aye
Peter Minotti, Chairman	voting	Aye

**Motion Carried**

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**Application No. 18-002** **McDonald's** – For final site plan approval of a 4,365 S.F. restaurant building on 1.270 acres located at 4840 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-11.1. **(SEQR)**

**Representing Applicant:** Michael Wall, TY-Lin International  
Elmer and Tim Potter, McDonald's

In regards to the above referenced application, the applicant stated that all staff comments can be

addressed. The project consists of demolishing the existing McDonald's and constructing a new 4,365 S.F. McDonald's restaurant. The special use permit for the original restaurant was granted by the Town Board in 1974 and this will remain in effect for the new construction. Building material samples and black and white building elevations were provided for review; however the Planning Board will need to see revised, colored elevations prior to final approval. The western building elevation was discussed in great detail, as the Board would like to see some architectural treatments in order to soften the building façade. The drive-thru lane has been revised to make it more efficient. There have also been some modifications made to the entrances that have been verbally approved by the New York State Department of Transportation. Site lighting will be dark sky compliant and light shields will be used if necessary. Parking calculations will have to be updated to include the outdoor seating area and several Planning Board Members stated that they would like to see a gate installed for the fenced in seating area. It is estimated that it will take about ninety days to construct the new building. Due to the reduction of the building size, additional greenspace will be provided.

With regard to Application No. 18-002, 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 McDonald's USA, LLC. 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 4,365 S.F. restaurant building on 1.270 acres located at 4840 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-11.1.

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. James Grunert seconded the motion.

Duly put to a vote:

Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	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 pending the applicant meeting the aesthetic improvements to the west wall and submitting full-color renderings of the west wall for review by the Henrietta Planning Board.

**On the Motion of**  
Matthew Borkowski

**Seconded by**  
Stephen MacIntyre

Duly put to a vote:


Douglas Rivers	voting	Aye
Matthew Borkowski	voting	Aye
Patricia Brill	voting	Absent
James Grunert	voting	Aye
Stephen R. MacIntyre	voting	Aye
Lawrence Neill	voting	No
Peter Minotti, Chairman	voting	Aye

**Motion Carried**

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A motion to adjourn was made by Lawrence Neill and passed unanimously at 7:50 p.m.

Respectfully submitted,



Heather Voss  
Deputy Town Clerk