

# TOWN OF HENRIETTA PLANNING BOARD

April 10, 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:** March 27, 2018

### APPLICATIONS:

**DISCUSSION ITEM:** **McDonald's** – Planning Board to review Application No. 18-002 for building elevations of a 4,365 S.F. restaurant building located at 4840 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-11.1.

**DISCUSSION ITEM:** **Delta Sonic** – Planning Board to review changes to building elevations and modifications to the site plan for Application No. 16-015, for the redevelopment of the existing Delta Sonic Car Wash property located at 2970 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 148.20-1-14.111.

**DISCUSSION ITEM:** **Racquet Club Student Housing** – For final site plan approval of a new student housing apartment building on 12.4 acres located at 4000 East River Road in a Residential R2-15 Zoned District. Tax Account No. 174.01-2-58.1.

**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 17, 2018 at 7:00 p.m. in Main Meeting Room**

**TOWN OF HENRIETTA  
PLANNING BOARD MINUTES  
April 10, 2018**

A regularly scheduled meeting of the Henrietta Planning Board was held on Tuesday, April 10, 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  
Patricia Brill  
Matthew Borkowski  
Douglas Rivers  
Daniel Mastrella, Esquire

**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 March 27, 2018 as presented; however the Board requested some changes to the minutes and therefore **Tabled** the Meeting Minutes for future review.

**On motion of**  
Matthew Borkowski

**Seconded by**  
James Grunert

Duly put to a vote:

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

**Minutes Tabled**

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**DISCUSSION ITEM:** **McDonald's** – Planning Board to review Application No. 18-002 for building elevations of a 4,365 S.F. restaurant building located at 4840 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 175.03-1-11.1

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

In regards to the above referenced application, the applicant presented revised colored building elevations to the Planning Board for review. Several Planning Board members still had some concerns regarding the

western building elevation as they would like to see less brick and more of a “whites” façade instead. The Board also noted that they would like to see the yellow arch brought to the front of the building. After much discussion, the western building elevation must be revised per a marked up drawing provided by the Planning Board. This revised building elevation must be reviewed administratively and approved by the Planning Board Chairman and the Director of Engineering & Planning.

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**DISCUSSION ITEM:**           **Delta Sonic** – Planning Board to review changes to building elevations and modifications to the site plan for Application No. 16-015, for the redevelopment of the existing Delta Sonic Car Wash property located at 2970 West Henrietta Road in a Commercial B-1 Zoned District. Tax Account No. 148.20-1-14.111.

**Representing Applicant:** Matthew Oates, P.E., Benderson Development

In regards to the above referenced application, the applicant presented a revised site plan for the Delta Sonic redevelopment. The application was previously approved on January 10, 2017 and the applicant noted that there had been numerous revisions to the drawings. The Henrietta Planning Board reviewed and approved the proposed revisions.

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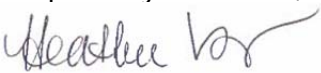
**DISCUSSION ITEM:**           **Racquet Club Student Housing** – For final site plan approval of a new student housing apartment building on 12.4 acres located at 4000 East River Road in a Residential R-2-15 Zoned District. Tax Account No. 174.01-2-58.1.

**Representing Applicant:** Tom George, Morgan Management  
Jerry Goldman, Woods Oviatt Gilman  
Jess Sudol, P.E., Passero Associates

In regards to the above referenced application, the applicant presented a new student housing apartment building project. The project consists of providing an eighty-one unit building on twelve point four acres of land that is located directly adjacent to two existing four story apartment units. A shuttle bus service will be provided from the apartments to the campus of R.I.T. A traffic impact study was provided for the project and is currently being reviewed by both the Monroe County Department of Transportation and by the Town of Henrietta’s traffic consultant. There will be a concrete sidewalk provided along Fairwood Drive as well. The Henrietta Planning Board noted its support of the project. *[Town Clerk’s Note: This application will be heard by the Henrietta Town Board for Special Use Permit approval on April 25, 2018 and then will return for final site plan approval by the Henrietta Planning Board on May 1, 2018.]*

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A motion to adjourn was made by Patricia Brill and passed unanimously at 7:54 p.m.

Respectfully submitted,  
  
Heather Voss  
Deputy Town Clerk