

**TOWN OF SWEDEN
Planning Board Minutes
February 9, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 9, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, Matthew Minor, Craig McAllister, Arnie Monno, Wayne Rickman, David Strabel.

Absent: David Hale.

Also present: James Oberst, MRB, Nat O. Lester, III, Planning Board Counsel, Kris Schultz, Schultz Associates, Tom Greiner and Erin Kansy, Nixon Peabody, Brett Morgan, Verizon Wireless, Patrick Lloyd, John Tanis.

The meeting was called to order at 7 p.m. by Chairman McAllister.

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of January 12, 2015, be approved.

Ayes – 6

Moved by Mr. Strabel, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 6

Chairman McAllister read the notice of public hearing and affidavit of publication.

“Northampton Park” (Verizon Wireless) Amended Site Plan. 4927 Lake Road. 083.04-1-25.112.

Chairman McAllister asked if there was anyone from the public with comments, questions or concerns. There were none.

Moved by Mr. Strabel, seconded by Mr. Dollard, to adjourn the public hearing to the regular meeting.

Ayes – 6

JT Auto Amended Site Plan. Special Use Permit E. 2424 Colby Street. 084.04-1-25.14.

Mr. Kris Schultz addressed the Board. He explained this project is located on Colby Street. There is an existing building, which will be cleaned up and some doors changed around. Parking will be defined both for customers and sales so that the site is ready to be used again.

The property lines will stay the same. The building is approximately 4,000 sq. ft. and will include a small customer area located in the lower left-hand corner of the building, shown as the hatched area on the plan. In addition, there will be three new lights, one on the east, west and south sides of the building.

An application for a Special Use Permit E has been submitted for public sales. An application to the ZBA for the rear setback and depth of the property may be required; the building is pre-existing, nonconforming. There shouldn't be any major issues; cleaning up the site.

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The Town Engineer asked if the building footprint will stay exactly the same. Mr. Schultz stated yes. Also, there will be no changes to the access off Colby Street. There is public water and a leachfield system. The one floor drain will be sealed off so that an oil separator will not be required. Trash will be handled with totes and any oily items will be kept in a 55-gal drum and hauled off from the site.

Mr. Minor asked for clarification as to how many lots were shown. Mr. Schultz stated just one, but it has a strange shape.

Moved by Mr. Minor, seconded by Mr. Rickman, that the JT Auto Amended Site Plan and Special Use Permit E be accepted for review.

Ayes – 6

The public hearing will be March 9, 2015.

Mr. Schultz submitted an Ag Data Statement and added the “Notice of Project Near Farm Operations” note to the plan, even though there is no farming within 500 ft. Part II of the SEQRA form was submitted as well.

The Clerk will contact Mr. Schultz with ZBA information and available meeting dates.

10 Eisenhower Drive LLC Site Plan. 10 Eisenhower Drive. 084.04-1-25.005.

Mr. Patrick Lloyd, applicant, addressed the Board. The Board reviewed the application and plan. It was determined the proposed building is on the north side of Eisenhower Drive.

Mr. Strabel stated the Town’s zoning code for Airport-Commercial doesn’t have requirements for parking. Parking requirements are included under Retail-Commercial zoning, which Mr. Strabel, as the commercial building inspector, will apply to this project.

Mr. Minor asked that the whole property be shown on the plan; a survey is required to be part of the plan for the next meeting.

Moved by Mr. Monno, seconded by Mr. Minor, that the 10 Eisenhower Drive LLC Site Plan be accepted for review.

Ayes – 5

Abstain – Mr. Strabel

The public hearing will be March 9, 2015.

“Northampton Park” (Verizon Wireless) Amended Site Plan. 4927 Lake Road. 083.04-1-25.112.

Chairman McAllister continued review of this application. He explained the only issue to date was providing documentation as to why the location of the tower was so close to the building. After further review, the Board’s only responsibility for this project is the review of the standby generator, which has nothing to do with the original approval of the tower by the Town Board.

The Town Engineer reported there are no problems with the location of the generator; setbacks have been provided to the property line (not lease line), which are in compliance.

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Planning Board Counsel explained documentation was found for the 2002 approval of the tower/location, including review by the support boards, MRB, and the public hearings that were held prior to the Town Board's approval.

MRB Comments

- Setback dimensions to the property line are in compliance.
- Cut sheets were provided for three models; the one with the most sound attenuation or quietest must be circled or specified. The decibel level of 68 or level 2.

Mr. Greiner stated the generator will be run once a week at approximately 10 a.m. unless there is an emergency.

Mr. Monno asked what are the watts of the generator and horsepower of the engine. It was determined it would be around 40 to 50 kW, and horsepower unknown.

Mr. Greiner suggested for the environmental review that it be noted the generator is in a double containment system, which is unlikely to leak, and the noise level is the lowest available, being run only once a week at 10 am.

Mr. Strabel stated according to the drawing, the generator is 210 gallons of diesel fuel and is a 50kw, D4.5L. Mr. Monno confirmed with the applicant that there is adequate room for maintenance of the generator at its proposed location.

Moved by Mr. Strabel, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Verizon Wireless "Northampton Park" Amended Site Plan, located at 4927 Lake Road, for installation of a standby generator, which was accepted for review on January 12, 2015, and

WHEREAS, the Planning Board held a public hearing on February 9, 2015, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments received from the Town Engineer, Fire Marshal, Environmental Conservation Board, and the Building Inspector/Stormwater Manager,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Verizon Wireless "Northampton Park" Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board approves the Verizon Wireless "Northampton Park" Amended Site Plan, contingent upon adding the signature block and specific generator model information to the plan, all required signatures received, and the Chairman be authorized to sign the mylar.

Ayes – 6

The meeting was adjourned on motion at 8 p.m.

Planning Board Clerk