

**TOWN OF SWEDEN  
Planning Board Minutes  
February 24, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 24, 2014, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: James Oberst, MRB, A.J. Barea, LS, Christopher Kamar, APD Engineering, Adam Freeman, LandTech, Michael Moore.

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 February 10, 2014, be approved.

Ayes – 6  
Abstain – D. Hale

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

Ayes – 7

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

**Moore Acres – Resubdivision of Lots 2 and 3 of the Campbell Road Subdivision. 295/299 Campbell Road.**

Chairman McAllister asked if there were anyone present with comments, questions or concerns. There were none.

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

Ayes – 7

**Aldi's Amended Site Plan. 4899 Lake Road. 083.02-1-12.102.**

Mr. Christopher Kamar addressed the Board. The applicant is proposing to update the exterior around the canopy with the company's new prototype and remodel the interior.

Mr. Strabel stated the applicant is only changing the appearance of the building, not the footprint. Is a public hearing necessary? Is SEQR necessary?

Mr. Monno asked if a final motion should wait until the Town Engineer can review the drawing. Mr. Oberst stated he has no concerns from an engineering point of view.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Aldi's Amended Site Plan be accepted for review.

Ayes – 7

Mr. Minor suggested we move forward with final approval contingent upon legal counsel's approval and required signatures obtained.

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Mr. Kamar requested a motion for SEQR before any final approvals are granted. Mr. Oberst added that it could be deemed a Type II action, which doesn't require a SEQR.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of Aldi's, located at 4899 Lake Road, and

WHEREAS, the Planning Board has reviewed the Project Information Form, and comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Aldi's Amended Site Plan is a Type II action which will not require further review,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Aldi's Amended Site Plan be approved contingent upon receiving approval from legal counsel to waive the public hearing, receiving all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 7

**7487 Fourth Section Road Special Use Permit. 082.02-1-32.**

Chairman McAllister stated a riding academy is permitted with a Special Use Permit. The only question that remains is the correct building size, which is being discussed with the Building Department.

Moved by Mr. Hale, seconded by Mr. Strabel, that the 7487 Fourth Section Road Special Use Permit be accepted for review.

Ayes – 7

The public hearing will be March 24, 2014.

**Moore Acres – Resubdivision of Lots 2 and 3 of the Campbell Road Subdivision. 295/299 Campbell Road.**

Chairman McAllister continued review of this application.

Mr. A.J. Barea addressed the Board. The applicant currently owns two lots on Campbell Road, which he would like to merge. No proposed site improvements.

**MRB Comments**

1. Septic system is shown on the plan.
2. A note regarding that the 1998 approval for subdivision and site plan of Lot 3 is voided by this merge should be added to the plan. Mr. Barea read his words reflecting the above to the Board. Mr. Hale would like the Town Engineer's wording used instead. Mr. Barea added it to the mylar.

The Fire Marshal and ECB had no comments.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of Moore Acres, a resubdivision of Campbell Road Subdivision, Lots 2 and 3, located at 295/299 Campbell Road, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on February 24, 2014, and all persons wishing to be heard were heard, and

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WHEREAS, the Planning Board has reviewed the comments received from the Town Engineer, Environmental Conservation Board, and Fire Marshal,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Moore Acres Resubdivision is an unlisted action which will not have a significant impact on the environment and grants Preliminary Approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, that the Moore Acres Resubdivision be approved contingent upon receiving the required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 7

**7487 Fourth Section Road Special Use Permit. 082.02-1-32.**

Chairman McAllister continued review of this application. Mr. Freeman distributed updated plans to the Board.

Mr. Freeman indicated that the building size has changed slightly from the last time. The width was previously 81 ft. and now it is 80 ft. and the length is 160 ft., it was previously 140 ft. Chairman McAllister explained the 14,360 sq. ft. is good if the two buildings are separated with 30 ft. all around. Mr. Strabel believes it should be interpreted differently, by building, not by fire area. The Building Code allows it to be one building with two fire areas and four accesses. The building would not require sprinkling. Discussion followed.

The Clerk printed copies of the recent emails for the Board to review. Ultimately, this is the responsibility of the Building Department.

Mr. Freeman discussed the following updates:

- The building is now closer to the R.O.W.
- The building will have 12 ft. around all sides except 20 ft. at the south end.
- The updated plans should be reviewed by the Fire Marshal and the Town Engineer.
- The three-bedroom house is still up in the air. The septic system should be designed for such.
- The septic system should require a check valve on the barn to the tank; the DOH is still reviewing.
- Why is the wash out area shown as temporary? Mr. Freeman stated it is like that for construction only.
- Mr. Dollard asked if there will be a permanent wash area outside. Mr. Freeman checked with the applicant and the answer was there will only be a wash area in one of the stalls.
- Mr. Monno asked what will happen to the temporary wash out area after construction. Mr. Freeman stated it will be scraped out and the stone will be used for the existing driveway.
- Mr. Strabel asked what size tractor will be used. Mr. Freeman indicated a wheel barrel will be used to clean the stalls. Mr. Strabel asked for how many stalls? A tractor will be needed to rake the arena. There will be 18 stalls and a local farmer will come by on a regular basis to pick up the manure.
- The existing water line will be removed and rerouted.
- There is an area shown on the plan to the side for trailer parking with additional room for boarders. Mr. Strabel suggested a road all around the arena for ease of travel with the trailers.
- Mr. Minor asked why the bio-retention area was moved from the west side to the east side. Mr. Freeman stated it is now out of the way for best use of the site and it will be landscaped. The proposed pond will contain a little over 4 ½ ft. of water.

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- Mr. Minor asked if the existing sign at the driveway entrance is scheduled to be removed. Mr. Freeman stated he would think so. Mr. Dollard asked where will are people going to park. Mr. Freeman said there are five spots on the side of the stable. Mr. Strabel questioned whether there is enough parking and highly recommended creating a large gravel parking lot.
- Mr. Dollard asked if there would be a viewing area. The only viewing will be from the loft, approximately 26 – 28 ft.
- Mr. Monno asked if there will be a light on the pump station lift. Mr Freeman stated there will be an alarm with a floor drain in the wash bay area only. Will the septic system be protected by a fence or use of reflectors since it is located near a high traffic area for large vehicles?
- Mr. Dollard stated there are no gutters shown on the roof. Mr. Freeman stated the stone will act as an area for water to hit and then runoff to a grassy area.
- Mr. Strabel highly recommends extending the drive out all around the arena.
- Mr. Monno requested to see more contours on the west side. Mr. Strabel questioned how the drainage swale finds its way to the pond/bio-retention area.

Chairman McAllister summarized that the Board has received a revised footprint for the barn, including a potential change to the traffic flow. A SWPPP has been reviewed by the Town Engineer with comments back to the engineer. Per Mr. Strabel's interpretation, the building meets code without sprinklers; it is not a mixed use.

The meeting was adjourned on motion at 8:35 p.m.

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**Planning Board Clerk**