

**TOWN OF SWEDEN
Planning Board Minutes
March 13, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 13, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Strabel, Nat O. Lester, III, Planning Board Counsel

Also present: James Oberst, MRB; Richard Maier, Maier Land Surveying; Steve Cleason, APD Engineering, Bob Winans, LandTech Surveying

Chairman McAllister called the meeting to order at 7 p.m., and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of February 27, 2017, be approved.

Ayes – 6

Moved by Mr. Dollard, seconded by Mr. Rickman, that the regular meeting be adjourned to the public hearing.

Ayes – 6

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

Sanford Subdivision - 2 Lots. 1801 Colby Street. 100.01-1-3.1 and 100.01-1-1.1.

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

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

Ayes – 6

ALDI Amended Site Plan. 4899 Lake Road. 083.02-1-12.1.

Mr. Steve Cleason addressed the Board. He explained the applicant would like to add approximately 1,600 sq. ft. to the rear of the building, which would allow for a redesign of the existing floor space for additional new products. The additional space will be primarily used for storage.

Moved by Mr. Minor, seconded by Mr. Hale, that the ALDI Amended Site Plan, be accepted for review.

Ayes – 6

The Public Hearing will be April 10, 2017.

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Mr. Cleason asked what the next step is in the approval process. He is concerned because the applicant will have to close the store while the additional storage area is constructed and the new floor layout is completed. Coordination of employees is critical in order to move forward as quickly as possible. Mr. Cleason explained that this is a temporary closing of the store.

Chairman McAllister explained that if all comments have been addressed at the April 10th public hearing, then final approval can be granted. Mr. Cleason will address any stormwater concerns. As far as parking, they are well over the required amount.

The Clerk mentioned that residents have requested the handicap parking be closer to the entrance. Mr. Cleason will look into that request to see if it's possible per code to modify the plan.

Chairman McAllister confirmed with Mr. Cleason that the exterior of the new addition will match the rest of the building, as well matching the existing roofline.

Owens Road Self Storage Site Plan. Owens Road. 084.01-1-19.141.

Mr. Bob Winans explained since the last meeting in late Fall, a NYSDEC permit has been obtained. This allows the driveway to be brought in from Owens Road, disturbing some of the 100 ft. buffer area. A chain-link fence has been proposed around the site for security. A small shed or kiosk is proposed by the gate for sale information. Also, someone may be there part time to supply boxes, etc.

In addition, as part of installing fire hydrants, a 4 ft. by 6 ft. hot box for the RPZ will have to be put in by Owens Road. Chairman McAllister asked the Town Engineer if he was satisfied with the plans. Mr. Oberst said the site plan is all set. There are some minor issues to be worked out with the SWPPP.

Chairman McAllister asked, if there is someone working part time, will a restroom be required? Mr. Winans stated that's being finalized now. Water and a sanitary lateral will have to be brought in, which exists out by the road. The MCDOH approved the water, but hasn't looked at the sanitary lateral yet, which may or may not need approval. The Town Highway Superintendent will have to approve the plans.

Mr. Monno asked if the gate will be closed. The answer was yes, all the time; a key card will be required to open it. There will be security cameras as well. The proposed gate is a couple hundred feet back. Mr. Monno confirmed with Mr. Winans that the fence along the road is approximately 13 ft. back. Mr. Monno is concerned with having enough room for snow removal and/or storage. Mr. Winans stated it should be okay.

Mr. Dollard asked if lighting will only be on the buildings. Mr. Winans replied yes, and that there may be low lights on the bollards at the entrance. All proposed lights should be noted on the plan as dark sky compliant.

Chairman McAllister stated the above changes need to be on the site plan even if they are proposed at this time.

Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the Owens Road Self Storage Site Plan, located at 90 Owens Road, which was accepted for review on July 11, 2016, and

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WHEREAS, the Town of Sweden Planning Board held a public hearing on August 8, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, Building Inspector/Stormwater Manager, Fire Marshal, Environmental Conservation Board, Highway Superintendant, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Owens Road Self Storage Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Mr. Hale would like to wait for final approval until the above issues are addressed. The Town Engineer noted that the project is in good shape. As far as the sewer lateral, minimum grade would have to be shown. If not, a pump would have to be installed and indicated on the plan.

Mr. Dollard questioned whether a stormwater maintenance agreement has been completed and noted on the plan. Mr. Winans stated a draft of the agreement has been provided, just needs to be finalized. Mr. Oberst explained that once the SWPPP is approved and the maintenance agreement approved by Planning Board Counsel, the plans can be signed and the Stormwater Manager can issue the MS4. A note on the plan is not required.

Final approval can be granted at the next meeting, March 27, 2017.

Sanford Subdivision - 2 Lots, 1801 Colby Street, 100.01-1-3.1 and 100.01-1-1.1.

The Board continued review of this application.

ECB Comments – No proposed development, no adverse impact.

MRB Comments

1. The Site Zoning Data table has been updated.
2. All adjacent property owners are now on the plan.
3. The EAF has been modified, and an updated copy has been put in the file.
4. Lot B is not an approved building lot and has been noted as such.

DRC Comments have not been received to date.

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision approval of the Sanford Subdivision – 2 Lots, located at 1801 Colby Street, which was accepted for review on February 13, 2017, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on March 13, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Agricultural Data Statement, comments of Town Engineer and Environmental Conservation Board, and

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Sanford Subdivision – 2 Lots is an unlisted action which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Sanford Subdivision – 2 Lots be granted final approval contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Ayes – 6

The meeting was adjourned on motion at 7:40 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk