

**TOWN OF SWEDEN
Planning Board Minutes
April 10, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 10, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, Craig McAllister, Matthew Minor, Wayne Rickman.

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

Also present: James Oberst, MRB; Pat Laber, Schultz Associates; Steve Cleason, APD Engineering.

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. Dollard, seconded by Mr. Minor, that the minutes of March 27, 2017, be approved.

Ayes – 4

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

Ayes – 4

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

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

Chairman McAllister asked if anyone from the public had any questions, comments or concerns. There were none.

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

Ayes – 4

The Alleghany Square Overall Site Plan/Phase 1. Isla Way/Persistence Path. 068.03-1-18.111 (part of).

Mr. Pat Laber addressed the Board. He explained the three-phase townhouse development will consist of 154 units located just west of Isla Way. A new dedicated road is proposed with a stormwater pond located south of the R.O.W. on proposed Lot 102. One third of the drainage will travel south to a new regional pond, and two thirds will travel towards a stub where the proposed cottages meet the existing apartments. Sanitary sewer will be dedicated and run along the new roadway. A 12-inch watermain will run along the new roadway, with private mains throughout the development. Grading will be similar with one third heading to the south, and two thirds heading to the north.

There are 425 proposed parking spaces shown on the plan, which includes land banked parking. Code requires three spaces per unit and the development is at 2.8 spaces per unit. The applicant is proposing to seek relief under Town Law Section 278 for the parking, as well as for several rear setbacks along the north line of the project.

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The townhouses will have two and three bedrooms. Elevation and layout drawings were provided. The townhouses will be staggered to break up the look from the roadway. One parking space will be included in the garage.

Mr. Minor asked for clarification if subdivision approval would be required for Lot 102. Mr. Laber stated yes, but not until after Phase 1 has been approved and built. Discussion followed regarding what was proposed for subdivision approval. Mr. Laber will discuss with the developer and contact the Clerk tomorrow. In the interim, the Board suggested accepting for review the maximum number of proposed lots and for site plan approval.

Moved by Mr. Minor, seconded by Mr. Dollard, that the Alleghany Square Resubdivision - 4 Lots, and Overall Site Plan/Phase 1, be accepted for review.

Ayes – 4

The Public Hearing will be May 8, 2017.

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

Chairman McAllister continued review of this application.

Mr. Cleason distributed updated color renderings of the proposed project. He explained that three greenspace areas have been added to compensate for the additional impervious space.

All comments from the Town Engineer, Fire Marshal, and ECB have been addressed.

Chairman McAllister requested the Highway Superintendent be added to the signature block on the mylar. Mr. Cleason agreed, and will provide the Town a signed mylar set plus three hardcopies of same.

Moved by Mr. Minor, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of the Aldi Site Plan located at 4899 Lake Road, which was accepted for review on March 13, 2017, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on April 10, 2017, 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 of the Town Engineer, Environmental Conservation Board, Fire Marshal, and 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 Aldi Amended Site Plan is an unlisted action which will not have a significant impact on the environment,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Aldi Amended Site Plan be approved contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 4

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk