

**TOWN OF SWEDEN  
Planning Board Minutes  
April 27, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 27, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

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

Also present: James Oberst, MRB, Adam Freeman, Land Tech, Daryl Moser, Schultz Assoc.

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 April 13, 2015, be approved.

Ayes – 7

**Villas at Brandon Woods Resubdivision. 14/16 Wood Trace – Lots R-101/R-102. 084.01-1-67/66.**

Mr. Daryl Moser addressed the Board. He explained this is a resubdivision to show the lot lines around the structure. It was determined that the original SEQRA should be referenced in the resolution.

Chairman McAllister inquired if the lots were sold because he has heard that the homes may become rentals and wanted to discuss this with the Board. The homes were originally approved by the Planning Board as single family homes and may need amended site plan approval (see Town Code, Section 175.11.9). Mr. Moser was not sure if they were sold. Planning Board Counsel is currently looking into this.

The Town Engineer has no concerns with the resubdivision.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Villas at Brandon Woods Resubdivision, Lots R-101 and R-102, be accepted for review.

Ayes – 7

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Villas at Brandon Woods – Lots R-101 and R-102, located at 14 and 16 Wood Trace respectively, which was accepted for review on April 27, 2015, and

WHEREAS, the Town of Sweden Planning Board has reviewed the comments from the Town Engineer, and

WHEREAS, the Town of Sweden Planning Board acknowledges that the Town Board, through a consolidated review, completed an environmental review of the Villas at Brandon Woods, Section I, Subdivision and Site Plan, and granted a negative declaration of significant environmental impact on April 24, 2007,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants preliminary approval,

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, and the Villas at Brandon Woods – Lots R-101 and R-102 Resubdivision be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes – 6  
Nay – Mr. Minor

Mr. Minor expressed his concern to identify how many single, 2-unit, 3-unit, and 4-unit structures have been built and how many more can be built. He believes there was a limit and doesn't want to see more than that built.

Mr. Moser was able to locate an overall plan showing the proposed units. The plan showed five, 2-units, which three have been built, with two more left to be built. It was determined that the proposed units can be changed to less, but not more than what was originally approved. Mr. Minor stated the more multiple units there are, the more the development looks like an apartment development.

**McAlister's Deli Resubdivision. Transit Way. 084.01-1-1.007.**

Mr. Adam Freeman addressed the Board.

The applicant has withdrawn the original site plan application of April 13, 2015.

The Board was presented with a resubdivision map and new site plan for accept for review.

Mr. Monno clarified that the plan shows two separate lots. Mr. Freeman agreed.

Moved by Mr. Strabel, seconded by Mr. Hale, that the McAlister Resubdivision be accepted for review.

Ayes – 7

**McAlister's Deli Site Plan, Lots 1 and 2. Transit Way. 084.01-1-1.007.**

Mr. Monno asked shouldn't there be two different site plan applications now that there is a resubdivision. The Board agreed. The two site plans can be shown on one plan since both applications are requesting approval at the same time.

The zoning statistics need to be kept separate and noted on the plan for each lot.

Moved by Mr. Monno, seconded by Mr. Hale, that the McAlister Deli Site Plan, Lots 1 and 2, be accepted for review.

Ayes – 7

Mr. Dollard questioned the ownership of the property. Mr. Freeman clarified that RWJ Development is the current owner of the property and will be until Planning Board approvals are granted. A letter has been received from RWJ Development giving permission to the applicant to pursue the necessary approvals.

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Mr. Freeman asked what the process is to make application to the Zoning Board of Appeals (ZBA). Chairman McAllister stated you can apply before or after application is made to the Planning Board, but either way the ZBA will want to receive comments from the Planning Board before making a decision.

Chairman McAllister explained that the applicant will also need a variance for the Town's 7 ½ ft. perimeter buffer requirement now that the plan shows the proposed parking crossing over the lot line. Also, the only place where the Town Code permits shared parking is in a plaza, which has four or more stores located in it.

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Mr. Rickman asked why the applicant is including an access from Buckman's Car Wash. Mr. Freeman didn't know, but confirmed that the applicant does want a cross access. The Buckman's Car Wash site should be reviewed to make sure it meets Town code before the cross access is granted.

Chairman McAllister requested signage be reviewed since free-standing signage for a commercial development is required to be shown on the plan. Also, frontage should be defined for each lot and the 25 ft. greenspace requirement shown.

Discussion took place regarding the number of public hearings this project would require. The resubdivision has two hearings and the site plan one hearing. The ZBA will hold a public hearing as well. The Board felt it would be better to have the ZBA public hearing/decision before the Planning Board's hearing in case considerable revisions are required.

To summarize, the proposed application will require the following variances:

- Minimum lot frontage on lot 1.
- Minimum lot depth on lot 1.
- Minimum lot depth on lot 2.
- Perimeter buffer between lots (due to shared parking).
- Proposed number of parking spaces for each lot.

For the May 11 meeting, Mr. Freeman will update the plan to show the required zoning requirements versus what is proposed for each lot.

The meeting was adjourned on motion at 8:30 p.m.

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**Planning Board Clerk**