

**TOWN OF SWEDEN
Planning Board Minutes
April 28, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 28, 2014, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale

Also present: James Oberst, MRB, Nat O. Lester, III, Planning Board Counsel, Adam Freeman, LandTech, Eric Schaaf, Marathon Engineering, Rob Gallina, Kirk Olsen

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. Minor, that the minutes of April 14, 2014, be approved.

Ayes – 4
Abstain – R. Dollard
Abstain – C. McAllister

Unity OB-GYN at Brockport Amended Site Plan. 6668 Fourth Section Road. 083.02-1-32

Mr. Eric Schaaf addressed the Board and introduced Mr. Rob Gallina, Gallina Development. The applicant is proposing to amend the site by putting a building addition on the existing building, which was constructed in 2012. Business has exceeded expectations, and in order to meet Unity's needs and to better serve the community, Unity has asked Gallina Development to pursue this application.

Mr. Schaaf explained they are seeking accept for review tonight and hope to receive final approval at the public hearing. The project is for an 11,100 sq. ft. single story addition to the rear of the existing single story office building, 18,300 sq. ft. The parcel is 3.4 acres and zoned B-1, Retail-Commercial. Existing utilities will be used with some modifications due to the larger square footage. The building addition will be aesthetically pleasing. An 11" by 17" color elevation has been submitted and will match the existing building. The cooling tower and dumpster enclosure will have to be relocated. The dumpster enclosure will match the building. The transformer will remain where it is with bollards installed around it for safety. Landscaping will be provided for the new facility that will compliment the existing building and landscaping. The new lighting will match the existing site and building lighting.

A SWPPP has been submitted. Similar to the original project, a storm water runoff will be conveyed to an existing regional storm water management facility that is adequately sized. Green infrastructure improvements are proposed and have been squeezed in. One section of the storm has been upsized from 12 inches to 15 inches to handle the additional square footage.

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The applicant is respectfully requesting two waivers from the Planning Board. While the total number of required parking spaces have been provided, Unity, with their experience, feel the total spaces are not needed and would like to bank twelve spaces along the north side. Also, there is a 7.5 ft. landscape buffer requirement along the perimeter of the property, which has been provided, except for approximately 240 ft. along the north east portion of the property, which abutts the bank property area and the undeveloped property of Wegmans used for snow storage.

Mr. Schaaf asked if there were any questions.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Unity OB-GYN at Brockport Amended Site Plan be accepted for review.

Ayes – 6

The public hearing will be June 9, 2014.

Mr. Strabel asked how short the 7.5 ft. buffer requirement from the north side is. Mr. Schaaf believes 4.5 ft. have been provided so approximately a couple feet waiver, but will indicate the exact distance on the plan.

Mr. Oberst, MRB, asked if the drive aisle is still at 24 feet. Mr. Schaaf stated yes. Mr. Strabel confirmed with Mr. Gallina that the building size was tweaked 300 to 400 sq. ft. to avoid requiring a variance.

Attorney Lester is checking into whether or not the Planning Board can approve the above-mentioned waivers as part of the site plan or will an area variance application be required.

Mr. Monno asked why the grading section in the PIF was not completed. Mr. Schaaf did not think he had to complete this section per instructions, but would be happy to do so. Mr. Monno would like that.

Mr. Minor asked why so many parking spaces. Mr. Strabel stated that's what the code requires and why landbanked spaces are proposed. Mr. Gallina added during construction/transition, the new spaces will be needed, but after that it should be back to normal parking. Mr. Oberst suggested stoning the parking spaces, but Mr. Gallina stated it would be just as easy to pave them.

7487 Fourth Section Road Amended Site Plan. 082.02-1-32

Mr. Adam Freeman addressed the Board and distributed updated plans. Chairman McAllister began by saying that the goal is to get the site plan approved so a building permit can be issued; otherwise, it would be an extended period of time before construction could start. The State variance, if approved, will not happen for several months. Until that time, the building will not be permitted to operate as a commercial/public facility. As a private use, the septic system and leach field are not required. In order to proceed forward with getting the building started, the Planning Board could grant site plan approval for the pole barn under Phase I for private use, and Phase II for public use, once the State variance is granted and DOH approval for the septic system and leach field is granted.

Mr. Monno asked if another SEQRA approval would be necessary for Phase II. Chairman McAllister does not believe so. The Board discussed Phase II would only be a change of use. The next application would be for an amended site plan approval whereby the Special Use Permit - Phase II would be granted for the riding arena.

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Mr. Monno asked if there would be any time limit included with this approval. Mr. Strabel stated no because if the State variance is not granted, it stays a private use building forever.

Mr. Olsen stated that Mr. Stahl doesn't own any horses at this time, but needs to construct the building by the end of May so as not to lose the contractor. The plan is to get the site ready by mid-May and construct the building in three to four weeks. There will be no activity in this building for the whole summer. After that, the plan is to wait for the variance to be granted and obtain DOH approval. Mr. Strabel added that there will be conditions on the final certificate of compliance/occupancy regarding its use for the pole barn. Mr. Olsen understood.

Mr. Freeman discussed other changes regarding drainage. Trench drains have been shown along the side of the building and a drain along the gravel drive to the west, which goes past the paddocks into the pasture lands. The turning movement for the fire truck has been added to the plan.

Chairman McAllister suggested going through the Town Engineer's comments. Mr. Oberst stated that the site plan comments have been reviewed leaving eight to ten outstanding issues pertaining to the SWPPP to be addressed. Revised plans and the SWPPP were received last week and everything has been addressed for granting approval tonight. The following additional comments were reviewed today.

1. The septic system being labeled as future.
2. Gate added to the fence on the other side of the drainage channel for access to the pond by the Town if maintenance is required.
3. Existing building is for storage so proposed sanitary lines have been removed.
4. Parking – showed dimension for future.
5. No storing of trailers except for one, which will be the owners. If and when this application becomes public, the owner is very clear that there will be no storage of trailers. This should be noted on the plan.
6. General Note #12 should be added stating this structure is for private equestrian use. This note can be removed when an application for amended site plan approval for public use is made.

Mr. Monno asked how much fill would be brought in. Mr. Olsen stated the site contractor stated approximately two feet, but can't be sure until the amount of existing topsoil is determined. Mr. Monno suggested bringing in sandy fill so that the curtain drain, which is already being dried, be placed around the corner and continues evenly to the area by the pump.

Mr. Minor asked if the building was guttered. Mr. Olsen stated yes. The Town Engineer requested a roof leader detail be added to the plans. Also, how will the drains go under the roadway? Mr. Freeman stated there is a six inch pipe with enough slope and plenty of cover in that area.

Mr. Dollard noted there were concrete pads at the end of the south side of the building and wondered if this would be for washing of the horses. Mr. Freeman commented that the concrete pad is for at the barn doors so that stones aren't being brought in and out from the parking lot. Mr. Dollard asked if the horses were still being washed inside. Mr. Freeman stated yes.

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

WHEREAS, the Town of Sweden Planning Board has received an application from Stahl Properties, LLC for amended site plan approval of 7487 Fourth Section Road, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on December 23, 2013, 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 received from the Town Engineer, Monroe County Planning and Development, Environmental Conservation Board, Fire Marshal, Building Inspector/Stormwater Manager,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the 7487 Fourth Section Road 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 7487 Fourth Section Road Amended Site Plan be approved contingent upon General Note #12 be added to the plan stating the arena is for private equestrian use only, receiving required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 6

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

Planning Board Clerk