

**TOWN OF SWEDEN
Planning Board Minutes
May 12, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 12, 2014, 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, David Strabel, Wayne Rickman.

Also present: James Oberst, MRB, Richard Maier, DDS, Jared Miller, DDS, Alan Snyder, Robert Banks.

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 28, 2014, be approved.

Mr. Hale asked what the status of the Special Use Permit is for 7487 Fourth Section Road Site Plan. Chairman McAllister stated it will be approved or denied under a Phase II, Amended Site Plan application.

Ayes – 6
Abstain – D. Hale

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

Ayes – 7

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

Banks Trucking Site Plan. 2314 Colby Street, 084.04-1-31.12

Mr. Alan Snyder and Mr. Robert Banks addressed the Board.

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

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

Ayes – 7

White Road Site Plan. 701 White Road. 098.01-1-14.112.

Mr. Richard Maier, DDS, addressed the Board. He introduced Mr. Jared Miller, DDS. They are representing the McCrackens, who are proposing a single-family home on the south side of White Road. The subdivision was approved a couple years back. The applicants are choosing to build at this time.

Moved by Mr. Rickman, seconded by Mr. Strabel, that the 701 White Road Site Plan be accepted for review.

Mr. Minor questioned the name of the site plan. To be more specific, the address was added to the name.

Ayes – 7

Mr. Hale requested specific information regarding the subdivision be added to the plan, i.e., date filed.

The public hearing will be June 9, 2014.

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Englert Site Plan. 380 Shumway Road. 084.03-1-13.111.

Mr. Richard Maier, DDS, addressed the Board. He explained similar to the previous application, the applicant is proposing a single-family home on the north side of Shumway Road. This is a pre-existing lot with an existing pole barn.

The Clerk explained, per the deed, the lot lines for this property were created in 1964, and therefore, subdivision approval will not be required.

Moved by Mr. Rickman, seconded by Mr. Strabel, that the Englert Site Plan be accepted for review.

Ayes – 7

The public hearing will be June 9, 2014.

Banks Trucking Site Plan. 2314 Colby Street, 084.04-1-31.12

Chairman McAllister continued review of this application. Updated drawings were distributed to the Board.

MRB's Comments

1. Site location map has been added to the plan.
2. Any variances granted for this site should be noted on the plan. The Clerk is still reviewing the files.
3. Dimensions for the proposed parking stalls have been provided on the plan.
4. Results from the deep hole and percolation tests must be provided on the plan. This test still has to be scheduled.
5. The approved septic system must be reviewed and approved by MCDOH. The information from MCDOH should be forwarded to the Town for their files. Agreed.
6. MCDOT will need to approve proposed improvements in the right-of-way, curb cut locations and driveway apron layout. Agreed.
7. Water service sizing calculations and service installation details will be provided to MRB and the Town. Plans have been submitted and are under review.
8. There are proposed roof leaders on each corner of the building to the swale.
9. Grading and design layout needs to be reevaluated. Six feet of cover is proposed over the culvert pipe; need one ft. DOT reviewing plans, wait for comments.
10. The SWPPP hasn't been finalized yet.
11. Building elevations call for neutral colors, metal roof, similar to picture distributed.
12. The proposed bulk storage bays now conform to the 25 ft. side setback requirement.
13. Concrete or asphalt will be used outside the man door and overhead doors.
14. As-built note has been added to the plans.
15. Note regarding on-site oil storage has been added to the plans.
16. Protection for septic system will be shown on the plans. Mr. Monno requested the lines be shown.
17. Mailbox detail is on Town's website.
18. Signage will be addressed with the Building Department.
19. Only an interior dumpster proposed.

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Fire Marshal Comments

- Questioned the 1200 sq. ft. slab. The building and slab will be 3600 sq. ft. No fire issues with getting to the structure.

ECB Comments

- Questioned the 1200 sq. ft. slab for a 3600 sq. ft. structure, addressed above.
- There will be no major work onsite with minimal amount of changes. All oil is recycled. If floor drains are installed, an oil separator is required. There will be no burning of waste oil.
- Landscape berm is a good idea.
- Vegetative note will be added to the site plan.

Stormwater Manager Comments

- Side setback addressed.
- West culvert cover issue addressed.
- What appears to be a catch basin 10 ft. east of waterline is a broken aircraft sign.

County Comments

1. Percolation tests and deep hole should be noted on the plan.
2. DOH will require engineer's report with the following: the building is to be used for storage only, six to eight employees, Monday through Friday, eight hour shifts, the fee for water usage through MCWA should be less than \$150. Mr. Strabel asked if the trucks will be washed on site. Mr. Banks stated the rain usually takes care of that unless the wheels need to be hosed off.
3. If a floor drain is installed, proper permits will be obtained. Bathrooms to be used by employees only.
4. Monumentation will be checked.
5. If there are any survey monuments, security deposit and report will be provided.
6. Standard County drainage note will be added to the plan.
7. Culvert installation to be done per DOT's standards.
8. Positive drainage will be maintained from the highway.
9. Intersection sight distances are shown to the left and right.
10. Utilities shown.
11. There is overhead electric and public water.
12. Standard County materials note should be on the plans.
13. MCDOT Access and Field Inlet Type A details are on the plans.
14. A location map has been shown.
15. There is a review fee of \$300 for continued review of this project.
16. Minimum culvert diameter is 12 inches, must be revised.
17. Culvert lengths must be increased per requirements.
18. One driveway is requested, submit reasons why two are required.

Mr. Dollard asked what the correct address is; the plans show 2413 and the application states 2314. The correct address is 2314, the plans will be corrected.

Mr. Strabel asked how many trucks Mr. Banks owns. Mr. Banks stated six; three which are parked at a city location, and three will be parked in the storage building during the winter. There are a couple other trucks, including a tractor trailer.

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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 Banks Subdivision, located at 2314 Colby Street, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on May 12, 2014, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information 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 Banks Trucking Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 7

Mr. Snyder requested contingent final approval. Chairman McAllister explained that DOH approval must be obtained prior to granting final approval.

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

Planning Board Clerk