

**TOWN OF SWEDEN  
Planning Board Minutes  
May 23, 2016**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 23, 2016, 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, David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; Jonathan Bennett, Architect.

The meeting was called to order at 7 p.m. by Chairman McAllister.

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Rickman, that the minutes of May 9, 2016, be approved.

Ayes – 7

**Econolodge Amended Site Plan. 6575 Fourth Section Road. 083.02-1-15.1.**

Mr. Jonathan Bennett addressed the Board. He presented the amended site plan mylar for signature, which was approved on February 22, 2016. Copies of a new amended site plan were submitted for the Board's review.

Mr. Bennett commented that stair towers were now shown on the plan. Mr. Strabel confirmed with Mr. Bennett that the stair towers will eliminate the interior breezeways, which will be turned into linen closets. The windscreens will remain at the back of the building. The only new construction will be the expansion of the manager's apartment, which is approximately 4 ft. by 15 ft., two new stair towers, restriping of the parking lot, and relocating the freestanding sign.

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

Ayes – 7

Mr. Strabel stated he visited the site and counted the parking spaces at 43, which exceeds the parking requirement. Some spaces are lost due to light poles, a shed, and dumpster enclosure. The shed and dumpster enclosure should be shown on the plan. Mr. Bennett agreed.

Mr. Minor summarized that there will be two new stair towers. The old stair towers, which are in great need of repair, will be closed and made into linen closets. The new stair towers are semi-enclosed, not a fire rated stair, and will be made out of masonry block. Mr. Strabel recommended that the new handicap parking spaces close to the front office start one space to the south so that it is easier for a handicapped person to maneuver around the stair tower.

Mr. Bennett is looking for amended site plan approval to add the two new stair towers, relocation of the freestanding sign, and the expansion of the manager's apartment. Mr. Minor asked if the masonry of the stair towers is exposed to the parking lot where there is a chance a car backing up might hit the stair tower. Mr. Bennett suggested putting bollards in front of the stair towers. Mr. Strabel suggested putting in a curb around the stair towers. Discussion followed. Also, Mr. Minor confirmed that the bumper blocks will be used so that a car can't drive through the parking space into the rooms.

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Mr. Dollard requested that the PIF and SEQR forms state the same corporate name and address as they did before, but have been removed. Mr. Bennett will make that change again. Mr. Minor requested that the structures previously belonging to Econolodge that are shown on the site plan be removed as that property is now the Tim Hortons' site. Mr. Bennett agreed.

Mr. Monno requested the soil type, which is blue clay or BRA be filled in on the PIF. Mr. Bennett will make that change.

Moved by Mr. Strabel, seconded by Mr. Hale,

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of the Econolodge, located at 6575 Fourth Section Road, which was accepted for review on May 23, 2016, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Econolodge 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 Planning Board determines the Econolodge Amended Site Plan is appropriate in the interest of the public health, safety and general welfare, and no undesirable change will be produced in the character of the neighborhood or no detriment to nearby properties will be created.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the public hearing be waived and the Econolodge Amended Site Plan, dated March 12, 2016, be granted final approval, contingent upon the completion of the following conditions, all required signatures being obtained, and the Chairman be authorized to sign the mylar:

1. Show on the site plan the use of bumper blocks, existing or new.
2. Show on the site plan the existing light poles, shed, and dumpster enclosure.
3. Show on the site plan a curb installed around the stair towers.
4. Show on the site plan that the four (4) handicap parking spaces start one space to the south for better clearance.
5. Remove the structures shown on the site plan, which are no longer relevant, from the Tim Hortons' site.
6. Change the name and address on all documents so that they reflect the same owner.
7. Change the signature block to only include the Town Engineer, Fire Marshal, and Planning Board Chairman.

*Mr. Hale suggested that the resolution wording be changed **from** "final hearing be waived" **to** "public hearing be waived." The Board agreed.*

Ayes – 7

The meeting was adjourned on motion at 7:35 p.m.

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**Planning Board Clerk**