

**TOWN OF SWEDEN
Planning Board Minutes
June 12, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 12, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: David Hale, Craig McAllister, Arnie Monno, Wayne Rickman, David Strabel.

Absent: Richard Dollard, Matthew Minor.

Also present: Nat O. Lester III, Planning Board Counsel; Kris Schultz, Schultz Associates; Mike Montalto, Costich Engineering; Dan Herrmann; Tom Pratico.

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. Rickman, seconded by Mr. Hale, that the minutes of May 22, 2017, be approved.

Ayes – 5

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

Ayes – 5

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

Runnings Store Amended Site Plan. 4828 Lake Road. 084.01-1-2.21.

Mr. Michael Montalto addressed the Board and distributed updated drawings.

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

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

Ayes – 5

Chairman McAllister continued review of the Amended Site Plan and Special Permit. Mr. Montalto commented that there were some concerns after the workshop meeting, which he would like to address; specifically, the chain link fence. A formal revised plan has not been submitted; however, Mr. Montalto has preliminary drawings for the Board to review. Mr. Dan Herrmann from Runnings, and Mr. Tom Pratico from Bast Hatfield were also present to answer any questions.

Mr. Montalto explained that the previously proposed 8 ft. high, vinyl chain-link fence was not appealing to the Board. As an alternative option, the applicant would like to propose a 3 ft. retaining wall at the same location with an ornamental fence on top and stone columns. Landscaping is proposed to make it more aesthetically pleasing.

Mr. Strabel confirmed with Mr. Montalto that 45 parking spaces would be lost with this modification; however, the overall parking requirement is still met by 10 additional spaces. Curbing would protect the area with respect to snow plowing operations. There would be no modifications in the driving lanes.

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Chairman McAllister asked if it would be a drive-thru facility. Mr. Herrmann answered yes. There will be two gates at each end for farmers to drive through only during open store hours. There are pre-existing light poles in the fenced area for security, as well as cameras installed on the light poles. Mr. Oberst asked what the height of the fence is. Mr. Montalto stated with the retaining wall and fence, the height will be 6 ft., which meets the code requirement.

Mr. Montalto discussed the option of installing a propane filling station between the two buildings as long as it meets all code requirements. If permitted, the Blue Rhino exchange tanks would most likely be removed. Mr. Strabel will check the 2015 code to make sure the setback requirements are met.

Mr. Monno asked for the dimensions of the greenhouse. The greenhouse is approximately 35 ft. by 60 ft. Mr. Oberst asked how the greenhouse would be protected. Mr. Herrmann replied with the use of palletes, bags of stone and mulch within 5 ft. of the greenhouse perimeter. The greenhouse will remain up for 3 months and is anchored in the ground. The anchors are capped off when the greenhouse is removed for the season. Mr. Oberst confirmed with Mr. Herrmann that the greenhouse will stay in the drive aisle.

Mr. Monno is concerned for customers' safety while in the greenhouse with so many accidents today involving cars crashing into buildings. Mr. Pratico suggested using removable bollards for added safety if that would please the Board. The Board agreed.

Mr. Hale shopped at the site last week and didn't like looking at all the product in the parking lot. Mr. Montalto stated the process of purchasing the property took longer than expected. Runnings is aware that some housekeeping needs to take place and is looking forward to installing the fenced area to get organized.

The Board is pleased with the preliminary drawings. Mr. Montalto will update the drawings accordingly, and return to the next meeting for final approval of the amended site plan and special permit.

OTHER

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

Mr. Kris Schultz addressed the Board. The applicant is requesting approval from the Town Board for Section 278 of Town Law for this project. Mr. Schultz has submitted drawings to the Planning Board for review and recommendation to the Town Board. A SWPPP has been submitted to the Town Engineer for review.

Moved by Mr. Rickman, seconded by Mr. Monno, that pursuant to Section 278 of the Town Law, the Planning Board requests that the Town Board, by local law ordinance, authorize the Planning Board to approve the Alleghany Square Site Plan – Phase 1 as requested by Schultz Associates.

Ayes – 3
Abstain – Mr. Strabel
Nay – Mr. Hale

The motion failed.

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

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk