

**TOWN OF SWEDEN
Planning Board Minutes
June 13, 2016**

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 13, 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; Bob Winans, LandTech Surveying and Land Planning; Larry Crane; Alan Adams.

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. Hale, that the minutes of May 23, 2016, be approved.

Ayes – 7

D&D Kepler Subdivision. 1721 Colby Street. 100.01-1-1.

Mr. Richard Maier addressed the Board. He explained that the property, 25 acres, is located on the south side of Colby Street at the Sweden-Ogden Town Line. The applicant, Dave Kepler, is selling his parents' homestead. He has someone interested in buying the house with five acres and someone interested in buying the remaining lands. The house is serviced by a well and septic system.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the D&D Kepler Subdivision-2 Lots be accepted for review.

Ayes – 7

The Public Hearing will be July 11, 2016.

Brockport CBN Subdivision. 2400 Colby Street. 084.04-1-25.001/A.

Mr. Richard Maier addressed the Board. He stated that the ZBA had approved the area variance for the perimeter buffer zone as recommended by the Planning Board.

Mr. Maier received County comments. The County requested the amended site plan wording be removed from the title block and noted elsewhere on the plan. There were no other comments.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Brockport CBN Subdivision and Amended Site Plan, located at 2400 Colby Street, which was accepted for review on March 14, 2016, and

WHEREAS, the Planning Board held a public hearing on April 11, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board on April 11, 2016, granted the Brockport CBN Subdivision preliminary approval, and declared itself Lead Agency for the environmental review of the application, and determined that the Brockport CBN Subdivision and Amended Site Plan were unlisted actions, which would not have a significant impact on the environment,

WHEREAS, the Zoning Board of Appeals granted an area variance on June 2, 2016,

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Board waives the final hearing and grants final approval to the subdivision and approval to the amended site plan, contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Monno stated the “accept for review” date should be March 14, 2016. Mr. Minor confirmed with Mr. Maier and the Board that the area variance granted by the ZBA was for the perimeter buffer zone. All agreed.

Ayes – 7

INFORMAL

Owens Road Storage Buildings Site Plan

Mr. Bob Winans addressed the Board, and distributed copies of the plan for the Board to review. He introduced Alan Adams, owner of the property.

Mr. Winans explained the project to the Board. It is a 29-acre parcel with the majority of it being wetlands. The project site is on the east side of Owens Road and the Woodlands townhomes are across the street. The plan is to submit the project formally at the next meeting.

Mr. Strabel commented that the recently approved Frances Apartments abut this project on the south side. Mr. Winans explained that the drawings show the wetlands delineated and the proposed five mini storage buildings on two acres. Access would be off Owens Road, approximately 300 ft., with asphalt around and between buildings. High security is proposed with fencing and lighting, as well as an entrance via card access only.

A SWPPP will be completed. NYSDEC will have to review and comment on the project due to the access being located 15 feet inside the 100 ft. wetland buffer.

Mr. Strabel asked if the farthest building would be more than 500 ft. to the nearest fire hydrant. If so, the applicant may want to contact Passero Associates, engineer for Frances Apartments, to discuss options as the same requirements will be necessary.

Chairman McAllister questioned what the buffer is between commercial and heavy industrial zones? Mr. Winans will address that question with the official submission. He added that the mini storage buildings are strictly for storage with no exterior storage at this time.

Mr. Dollard asked if there would be an office onsite. Mr. Winans stated an office is not planned, most likely a flyer with a number to call.

Mr. Adams stressed the importance of offering a quality product with high security. There will be no dumpster onsite unless one is brought in to remove contents from a storage unit. Hours of operation will be 6 a.m. to 10 p.m. Only building mounted lighting is proposed.

Mr. Monno commented there is a lot of dirt to be moved and wanted to know where it would go. Mr. Winans stated the grade is consistent so there shouldn't be a lot of dirt.

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

Planning Board Clerk