

**TOWN OF SWEDEN
Planning Board Minutes
September 12, 2016**

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

Absent: Arnie Monno.

Also present: Nat O. Lester, III, Planning Board Counsel; Kris Schultz, Schultz Associates; A.J. Barea, PLS; Jamie Pentland, DDS Engineering; Jeff Ashline, Mossien Associates; Sandra Colaprete; Michael Ferris.

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. Hale, that the minutes of August 8, 2016, be approved.

Ayes – 5
Abstain – Mr. Strabel

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

Ayes – 6

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

DC & TC Enterprises Amended Site Plan. Sweden Walker Road. 099.02-1-7.21

Mr. Kris Schultz addressed the Board. He explained the original site plan was approved five years ago. The applicant has, just recently, decided to move forward with construction. The amended site plan is for the proposed building, which is significantly smaller, and the curb cut on Colby Street, which has been relocated farther to the west. Everything else has remained as originally approved. The revised plans have been submitted to the Town Engineer and other outside agencies for review; all have signed the plans.

Chairman McAllister asked if there were any questions, comments or concerns.

Michael Ferris, 4520 Sweden Walker Road – Mr. Ferris asked if the proposed building will still be used for the storage of trucks now that it is smaller. Mr. Schultz explained that any significant change to an approved commercial site plan has to be brought to the Planning Board for review, and a public hearing held. This process would apply to the applicant in the future if the building size is changed. Chairman McAllister commented he thought the main purpose of the building is not just for storage of trucks. Mr. Strabel explained, originally a 60 ft. x 100 ft. building was approved, which triggered the necessity for a sprinkler system to be installed. The applicant chose not to do that and delayed construction, which is part of the reason a smaller building is being proposed. Mr. Ferris stated another concern is increased traffic. There is so much truck traffic now, especially with the intersection right there. Trucks are stopping quickly for the light or speeding up to make the turn. Lastly, Mr. Ferris asked if the site would become a transfer point. If so, this would make for a lot of extra tonnage on the road from loaded big trucks. From Chairman McAllister's casual experience, most of the truck traffic leaving the site has been car carriers. Mr. Ferris spoke of a personal dangerous motorcycle incident that almost happened involving him and a truck near the site.

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Sandra Colaprete, 4853 Ridge Road - Ms. Colaprete addressed Mr. Ferris' comments by stating the truck traffic from the site does not go past Mr. Ferris' house; it goes via Colby Street to the Thruway, hauling to Pennsylvania. She concurs with Mr. Ferris regarding truck traffic, but stated even dump trucks don't stop at the intersection. Ms. Colaprete stated that the truck traffic from the property happens during the night.

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

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

Ayes – 6

Bonter Subdivision and Site Plan. 4198 Sweden Walker Road. 069.04-1-28.11

Mr. A.J. Barea addressed the Board. He is representing William Bonter who is seeking approval to formally subdivide Lot 1 through the Planning Board and to build a proposed garage. Plans were distributed to the Board.

The shape of Lot 1 is the remaining lands from a previous subdivision. Mr. Strabel asked if the applicant was seeking subdivision approval only. Mr. Barea consulted with the Town Engineer who concurred that subdivision approval would be required. Mr. Barea stated that there is an existing driveway. There's no plan for a single family home, just the relocation of an existing garage to the site.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Bonter Subdivision be accepted for review.

The Clerk asked if site plan approval should then be removed from the application. Discussion followed as to where the garage is now, and if the applicant wants to approve everything now or come back to the Planning Board at another time for approval of the garage. The applicant would like to have Lot 1 approved with the garage shown on it. It was agreed to leave the application as originally proposed, subdivision and site plan approval.

Ayes – 6

The Public Hearing will be October 24, 2016.

Senior's Choice Amended Site Plan. 100 Isla Way. 068.03-1-18.112

Mr. Kris Schultz addressed the Board. He introduced Mr. Jeff Ashline, architect for the project. He distributed updated plans showing the changes in red.

Stone walls are now proposed using existing field stones from the site. The biggest change is a large retaining wall immediately south of the west wing.

With the above changes, the access came into question as far as retaining the 26 ft. wide driveway for emergency vehicles. The developer has decided to have valet parking replace the approved eight parking spaces with a one-way drop off lane. In addition, the 8 ft. stonewall will be extended to break up the entrance, as well as the sidewalk extended. The concern is, can emergency vehicles get through this area successfully. The suggestion was made to actually have a fire truck drive through. Mr. Schultz was told a test run was completed and it was successful with the new configuration. This is still dependent on the Fire Marshal's final approval as he was not on site at the time of the test run. A new test run will be requested. The FDC has to be modified as well.

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Per Mr. Schultz and the map provided, the eight lost parking spaces will be replaced with one handicap/striped loading space at both the east and west ends, three spaces at the northwest corner, eight additional spaces at the north side and one other space at the northeast corner of the site.

Mr. Dollard asked if there would be an extension of the canopy from the entrance for the valet parking. Mr. Ashline stated that the developer would like to extend the canopy with a small, not fully structured posts, black fabric awning with gold lettering. Mr. Hale asked how many weeks would that last in this climate. Mr. Ashline stated that is a good point and something to consider.

The Clerk stated that the Fire Marshal is holding approval until he witnesses a fire truck go through the area successfully.

Mr. Strabel addressed another issue. Now that the variance for the standpipes from the State was approved, there is a concern whether the fire department will be able to get to the mid-section of the building in case of an emergency. There needs to be a gap to pull the fire hose through. Mr. Schultz stated that shouldn't be a problem with the current elevation.

Moved by Mr. Hale, seconded by Mr. Minor, that the Senior's Choice Amended Site Plan be accepted for review.

Mr. Schultz added there is one more change, which is the expansion of the dumpster area to include a one-story building to keep materials from blowing around and for storage.

Ayes – 6

Discussion of paving took place. The Board recommended moving forward with paving except for the turnaround until the Fire Marshal approves the proposed changes.

Tumia Site Plan. 741 Shumway Road. 084.03-1-35.1

Mr. Jamie Pentland addressed the Board. Mr. Pentland distributed copies of the final site plan. The Town Engineer has reviewed the SWPPP and is satisfied. All other comments have been addressed from the last meeting.

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

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the Tumia Site Plan located at 741 Shumway Road, which was accepted for review on July 11, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on August 8, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board on August 8, 2016, determined that the Tumia Site Plan is an unlisted action which will not have a significant impact on the environment

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants approval to the Tumia Site Plan contingent upon all required signatures being obtained, and the Chairman be authorized to sign.

Ayes – 6

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DC & TC Enterprises Amended Site Plan. Sweden Walker Road. 099.02-1-7.21

Chairman McAllister continued review of the application.

Mr. Schultz stated MCWA, MCDOH, and the Town Engineer have signed the plans. Mr. Strabel confirmed with Mr. Schultz that the pole barn will be built first.

The Clerk asked for the Addendum to the SWPPP. Mr. Schultz explained any changes made to the existing SWPPP should be noted on the last page of the SWPPP as an Addendum. A new SWPPP is not required. Mr. Schultz is in the process of completing the Addendum.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the DC & TC Amended Site Plan located at 5100 Sweden Walker Road, which was accepted for review on August 8, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on September 12, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form and Site Plan Application,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the DC & TC Amended Site Plan is an unlisted action which will not have a significant impact on the environment,

NOW, THEREFORE, BE FURTHER RESOLVED, that the DC & TC Amended Site Plan be granted approval and the Chairman be authorized to sign the mylar.

Ayes – 6

The meeting was adjourned on motion at 7:50 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk