

**TOWN OF SWEDEN  
Planning Board Minutes  
January 12, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 12, 2009, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Richard Dollard, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno, David Strabel

Also present: James Oberst, MRB, Randy Bebout, FRA Engineering

The meeting was called to order at 7:00 p.m. by Chairman McAllister.

Correspondence passed to members for review.

Moved by Mr. Minor, seconded by Mr. Hale, that the Planning Board Rules and Schedule for 2009 be approved.

Ayes – 6

7:04 p.m. - Member Hertweck arrived.

Moved by Mr. Dollard, seconded by Mr. Monno, that the minutes of December 8, 2008, be approved.

Ayes – 7

**McDonald's Restaurant. 6500 Bkpt-Spen Rd. 083.08-8-21**

Mr. Randy Bebout addressed the Board. He explained that the Planning Board has seen this project informally. Since that time, the ZBA has granted the following variances: front setback, greenspace, side and rear buffer.

The plan has basically stayed the same except for the following. McDonald's has received the okay from the adjacent property owner to the north to have a rear access. The greenspace has changed slightly from 27.4 % to 28 %. A 5 ft. by 24 ft. rear bump has been added to the back of the building for extra storage, which doesn't affect the greenspace. Also, some of the concrete area in front of the store was removed to save some costs. The parking requirement is still met at 33 spaces.

Mr. Bebout presented a picture of McDonald's at night to show lighting and architecture. The McDonald's front facade will be constructed out of split face block, which is more durable than eface. He explained the proposed signage. There will be one directional sign at each driveway onto Rte. 31, and then two more directional signs at the rear access (enter and exit). These signs will be illuminated. The existing freestanding road sign will be removed. As you enter the drive-thru, there is a gateway sign, i.e., vehicle height. There are three informational, non-illuminated bollard signs, i.e., any lane anytime, please have your payment ready, and thank you. At the speaker, there is an inner and outer lane. The inner speaker lane has a canopy. The outside speaker lane does not have a canopy so that the truck traffic circulation has enough room. There will be two menu boards, plus a pre-sell board, which opens up to advertise special items, which are occurring at anytime. Finally, the building will have a McDonald's fascia sign, plus the building shows three "golden arch" logo signs, one on each side and rear of the building. Mr. Strabel stated the Town's ordinance states the building signage can be for only the front of the building. Mr. Bebout explained that the three "golden arch" logo signs are very important to the business and are part of the standard package.

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Moved by Mr. Hale, seconded by Mr. Minor, that the McDonald's Amended Site plan be accepted for review.

Ayes – 7

The Public Hearing will be February 9, 2009.

Mr. Monno asked how the first floor elevation of the new building compares to the existing first floor elevation. Mr. Bebout stated it's higher than the existing floor elevation. Mr. Monno asked if the ground area in the front of the building would have a catch basin? Mr. Bebout stated yes, and explained that the storm sewer goes to different places, but is tied together so that it comes back to a discharge point at the rear.

Mr. Minor asked about the overhead lighting plan, and if the number of foot candles are shown on the plan? Mr. Bebout stated yes. Mr. Monno asked about the rear access. He wanted to know if the catch basin was big enough to take the additional drainage to the north. Mr. Bebout stated there is a 24-inch pipe along the back of the property that should be big enough.

**CountryMax**

Chairman McAllister wanted to discuss this upcoming application. CountryMax is going into the old Duryea site on Lake Road (Ford auto dealership building). Hopefully, the project will go well when it comes before the Board for changes to the building/site. Mr. Strabel asked if this would be a new store? The CountryMax located on Ridge Road is moving to the new location.

Chairman McAllister proposed that a dedicated road be put in from Duryea Drive and Bader's Way (Aldi's), along the back parcels, and tie into the corner bank and Friendly's, opening up the internal commercial property to the west. Also, this will provide an internal access for traffic; and thus, avoid the activity outside the Rte 19 and Rte 31 intersection.

The tax map of this area was shown and discussed further by the Board. It was determined that the road would line up with Tim Hortons and the Econolodge. Also, it was discussed that the two curb cuts are remaining on the CountryMax parcel, and that the applicant would have to provide access to the north parcel, i.e., easement. If the Town has a secondary access to an internal access to a signaled intersection, it would alleviate some of the congestion around the Rte.19/Rte. 31 intersection. It's an ideal time to consider this, and would give the applicant access onto a dedicated road. The Town would install the dedicated road, but benefit from support from the applicant and surrounding property owners.

Mr. Minor stated it's worth pursuing to see what can or cannot be done.

The meeting was adjourned by motion at 7:45 p.m.

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**Planning Board Secretary**