

**TOWN OF SWEDEN
Planning Board Minutes
January 26, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 26, 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, Greg McMahon, Don Payne, Harold Mundy

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

Correspondence passed to members for review.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of January 12, 2009, be approved.

Ayes – 7

CountryMax Farm and Garden Center Site Plan

Mr. Greg McMahon, McMahon LaRue Associates, addressed the Board. He introduced Mr. Don Payne, CountryMax. Mr. McMahon explained that the wrong acreage was shown on the plans and forms and has been corrected. The Ford Dealership occupied two separate parcels for their business. CountryMax is utilizing only the 4.26-acre parcel.

Chairman McAllister explained that according to our records, the site has never been through a formal subdivision process so the submitted plans are correct in utilizing the 6.2 acres. In order for CountryMax to only develop the 4.26-acre parcel, there would need to be a subdivision application. Mr. McMahon stated the applicant is purchasing only the 4.26-acre parcel. Mr. Strabel stated then a formal subdivision would be necessary.

Mr. Hale asked that the location of the sewage treatment facility, page 7, be changed to Town of Greece.

Mr. Strabel asked if both curb cuts are staying with the CountryMax parcel? The answer was yes. He then stated that the subdivision plat would have to show an access for the north parcel. It is doubtful that the DOT would give approval for an access off Lake Road.

Mr. McMahon agreed that the north parcel, if subdivided, does not have its own access and that a 24 ft. opening would have to be provided for that parcel. Chairman McAllister stated that the easiest way to provide an access is with an easement.

There is a DOT R.O.W. between the two parcels, which has a storm sewer running through it.

Moved by Mr. Hale, seconded by Mr. Minor, that the CountryMax Farm and Garden Center Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be February 23, 2009.

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Mr. Minor asked if there would be specific outdoor lighting details on the plan? Mr. McMahon explained the building has existing lights, and there are four lights proposed for the parking lot, which are dark sky compliant. He will include all lighting details/notes on the plan.

Mr. Monno asked about the drainage. Mr. McMahon explained that there are no changes to the drainage, but arrows can be used to show where the drainage goes to.

Mr. Strabel stated that there might be variances required if there is a subdivision and the code is not met. Chairman McAllister suggested in order to proceed as quickly as possible, the applicant might want to subdivide after approvals have been given for the proposed site plan. There are other criteria to be considered, i.e., 7.5 ft. buffer between parcels, etc. Most likely, variances will be required.

Mr. Dollard asked what would be placed in the outside seasonal storage areas shown on the plans? Mr. McMahon stated soil, mulch, etc. There will be no trailers stored outside. Mr. Strabel asked what type of storage would be put on the grass? Mr. Payne stated pallets of bags of wood chips. Is that necessary with all the outdoor seasonal storage space shown? Mr. Payne stated seasonal storage was shown on the grass, just in case, but most likely, will not be used.

Chairman McAllister asked if any part of the building would be interior storage? It was determined that if there is interior storage, which is not open to the public, that space wouldn't get figured into determining the required number of parking spaces. The amount of parking spaces required may end up being less. Mr. McMahon will discuss that issue with the applicant and make the appropriate changes.

Mr. Strabel asked what type of products are going in the front, fenced storage area? Mr. Payne stated trees, shrubs, and flowers.

Mr. Monno asked about the open ditch in front? Mr. McMahon stated no changes would be made to the frontage.

Mr. Hertweck asked what type of dumpster will be used? He added that the dumpster should have more than a picket fence around it. The dumpster enclosure's exterior should match the building material.

Mr. Monno asked about the overhead doors changing? Mr. McMahon stated the overhead doors would remain the same. A loading dock is proposed for access to the rear area.

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

Planning Board Secretary