

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 14, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Craig McAllister, Arnold Monno, Terrin Hover, William Hertweck and Ellen Bahr.

Absent: David Hale and Edward Williams.

Also present: Charlie Sanford – Fire Marshal, Alan Bader – Building Inspector, Jerry Watkins, David La Rue, David Clements, Jeff Arnold, Mark Gerhardy, Matt Sinacola, Wesley Milligan, Janet Milligan, Tom Bidwell, Pat Bidwell, Joe Milizia, Tom Snyder and others.

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

Correspondence passed to members for review.

Moved by Mr. Hover, seconded by Mrs. Bahr, that the minutes of September 23, 2002 be approved.

Ayes – 4
Abstain – Mr. Monno

Moved by Mr. Hover, seconded by Mr. Hertweck, that the regular meeting be adjourned to the Public Hearing.

Ayes – 5

The Chairman read the notice of Public Hearing and the affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the Public Hearing.

Milligan Bidwell Subdivision and Site Plan. Reed Road. Tax. Acct. No. 128.02-1-2.111. Engineer Matt Sinacola presented an updated site plan for the proposed two-lot subdivision.

Joe Milizia, of 1597 Reed Road, stated that he lives directly across the road from the proposed Lot 1 and that runoff from the entire site drains across Reed Road to his property. He said the water runs past and pools near his and his neighbor’s well casings. He is concerned about the contamination of his well water if livestock is housed in the proposed barns. Mr. Milizia said he wouldn’t object to the single family homes being built as proposed, just the housing of farm animals.

Classy Chassy Car Wash Site Plan. 4671 Lake Road. Tax Acct. No. 083.08-2-9. Jerry Watkins, Dave Clements and David La Rue presented an updated site plan for a car wash to be located as a lease parcel at the Lake Road Plaza.

Mr. Clements explained that automatic wash bays will be located closest to Lake Road with the self service bays to the back. An attendant will be on site every day and as needed. The owners promote a cashless service with prepaid “keys” and the use of credit cards. On peak volume days, an employee will direct traffic.

Mr. La Rue presented a plan showing the queuing lanes. The lease parcel can hold a total of 60 cars in the queuing lanes.

Mr. Hover stated that the board is also concerned about the stacking of vehicles trying to exit onto Route 19.

Mr. Watkins said the proposed site plan has changed. The previous proposal called for the north entrance onto Lake Road to be closed. Now the plan leaves the north entrance open.

The Board asked about the steep grade of the south exit. There is concern that dripping cars could contribute to ice build-up at the south exit. Mr. La Rue said the slope is less than 4 percent. Mr. Watkins said the apron area from the parking lot to Route 19 is pretty flat. Mr. La Rue said that cars don't have to use the north entrance, drivers can choose to use one of the other exits.

Mr. LaRue said the new site will have eight catch basins to control drainage. Heat pads will extend 5 feet outside of the bays.

Moved by Mr. Monno, seconded by Mr. Hover, to adjourn the public hearing to the regular meeting.

Ayes – 5

Milligan Bidwell Subdivision and Site Plan. Reed Road. Tax Acct. No. 128.02-1-2.111.

Mr. Sinacola addressed MRB's comments by:

- adding a culvert note
- showing the erosion control locations
- adding a pull-over bubble
- adding site statistics for the modified raised fill system

Mr. Sinacola also addressed county comments. He had already issued an Agricultural Data Statement. The county also asked him to show erosion control details. Mr. Sinacola believes the development should reduce the erosion that currently occurs when the field is plowed.

Items outstanding:

- Remove straw bale detail
- County drainage notes to be changed per the county
- County highway permit needed and notes added

Mr. Milizia repeated his concern that runoff containing animal waste from the property would contaminate his well.

Mr. Sinacola said that installing a pond on Lot 1 would mitigate part of the runoff issue, although the pond likely won't be deep because of bedrock.

Mr. Bidwell said he plans to have one or two horses on Lot 2. Mrs. Milligan said she wasn't sure how many horses she might have on Lot 1. She may also have other farm animals. She would like to pursue agriculture and believes that permanent pasture has a better filtration rate than row crops (which is the current field condition). She would keep the animals north of the house during the spring when there is the most runoff flowing on the property.

Mr. Milligan said they would consider putting in a pond if it would help the drainage problem. Mr. Sinacola said that livestock is permitted in an agricultural setting and that the pond would be a partial solution.

Mr. Milizia said he thought the Planning Board should approve the houses but not allow animals on the land.

Mr. Monno said that would be too restrictive. Mr. Monno asked that the "y" area on the Lot 2 driveway be made a little wider. Mr. Sinacola agreed to make the "y" area wider.

Mr. Sinacola agreed to add the Milizia well location to the plan before sending it to the Monroe County Health Department.

The Board discussed whether it could issue a negative declaration for the State Environmental Quality Review Act. Chairman McAllister said that making the declaration was the correct step to take in order to have the plan reviewed by the Monroe County Health Department. The Planning Board wants the Health Department to carefully review the issue of potential well contamination.

Moved by Mr. Monno, seconded by Mr. Hertweck, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, the Environmental Conservation Board and the Fire Marshal, the Planning Board determines that the Milligan Bidwell Subdivision/Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 5

The chairman stamped and signed the plan "Approved for Monroe County Health review only".

Classy Chassy Car Wash. 4671 Lake Road. Part of Tax Acct. No. 083.08-2-9.

Mr. Monno asked about routing traffic from Ellis Drive around the back of the plaza to access the car wash. Mr. La Rue said that would be difficult because of truck deliveries to the plaza and the presence of utility poles. Fire Marshal Sanford said he would prefer to keep traffic limited in back of the plaza.

Mr. La Rue reviewed comments from MRB:

- hours of operation will be 24 hours per day/ 365 days per year
- striping and flow arrows added
- no application to the NYSDOT needed because the new plan leaves the north entrance open
- more detailed grading plan submitted
- oil & grit separation detail added
- RPZ location shown
- Dumpster omitted through computer error; it will be added to the plan and will match the building
- Lighting contour plan submitted. Mr. La Rue said there will be no spill off site
- Site statistics provided for green space
- PIF signed by fax

Mr. Watkins said Farash Corp would be willing to plant trees along the south west portion of the plaza site if the Town would give permission to plant in the right of way. Mr. Hover asked Mr. Watkins to work with Mr. Bader to accomplish that.

Mr. Bader suggested that the car wash be moved back from Lake Road to the west. Mr. Bader said the 100 feet or so of empty area is undevelopable and that the car wash building may be more visually appealing if it sat back a little farther – more in line with Arby's. The required set back from Lake Road is 75 feet, the proposal has the building sitting back at 77 feet. He also noted that moving the building back would allow the applicant space to add onto the front of the building in the future, if the volume of business warrants it.

Mr. Watkins said the Farash Corp has no plans for the empty area.

Mr. Clements and Mr. Arnold said they would like the car wash to remain as close to Lake Road as possible for safety reasons. They feel they would lose potential customers if the building was sited farther back from the road.

The Planning Board asked about berming the west end of the lease parcel to prevent car lights from disturbing the Ellis Drive apartments. Mr. La Rue said he would check to see if a berm will disturb the drainage flow. Mr. Monno suggested the berming not be placed right along side the drive, but further to the west.

Mr. Bader pointed out that a 7.5 feet wide green buffer around the perimeter of the lease parcel is required. In some places the buffer is only 4 feet wide. Mr. La Rue agreed to increase the width of the buffer to 7.5 feet.

Mr. La Rue addressed the County comments:

- erosion control notes have been added for demolition and construction
- plans will be submitted to the Monroe County Department of Health

Mr. Hover asked that the applicant move the building further back on the site. He said it would allow for longer queues to exit the plaza. He also said that he considers looking into the bays from Lake Road heading south to be a negative visual. Moving the building back would help reduce that negative visual.

Mr. Arnold said that customers might not feel safe enough to stop at night if the building is set back further from the road.

Mr. La Rue asked for final approval of the site plan contingent upon required signatures and stipulation to changes.

Chairman McAllister explained the subdivision must be completed before the site plan can be approved.

After reviewing the Project Information Form, the Planning Board noticed several missing responses. No action was taken.

Chairman McAllister offered that if the applicant completes the Project Information Form, modifies the plans as requested, obtains Monroe County Health Department and Town

Engineer signatures, the Board may be in a position to grant final approvals at the next meeting, October 28, 2002.

Discussion

Crystal Ridge PUD

Chairman McAllister will contact Town Engineer Jim Oberst to determine if there will be a need for a Crystal Ridge Workshop on October 21, 2002.

Northview Park

Chairman McAllister reported that he will be meeting with Engineer Kris Schultz and Supervisor Buddy Lester on Wednesday, October 16, 2002 at 4:30 p.m. to discuss the Northview Park SEQR process. Chairman McAllister invited other Planning Board members to attend if possible.

The meeting was adjourned by motion at 10:30 p.m.

Planning Board Secretary