

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 28, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Arnold Monno, Terrin Hover, William Hertweck, David Hale, Edward Williams and Ellen Bahr.

Absent: Craig McAllister.

Also present: Jim Oberst – MRB, Jerry Foster – Environmental Conservation Board, Jerry Watkins, David La Rue, David Clements, Jeff Arnold, Mark Gerhardy, Arnold Carmichael, Ryan Wight and others.

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

Correspondence passed to members for review.

Moved by Mr. Hertweck, seconded by Mr. Monno, that the minutes of October 14, 2002 be approved with the correction of the header dates on pages 3 and 5.

Ayes – 4
Abstain – Mr. Williams
Mr. Hale

Meadow Hollow Subdivision and Site Plan. Beadle Road. Tax Acct. No. 099.03-1-29.2. Engineer Arnold Carmichael presented plans for a one lot residential subdivision of approximately 9.5 acres on Beadle Road. Mr. Carmichael said the lot will require a full raised fill system. The lot is low lying and drains towards the northeast.

Planning Board members pointed out several items:

- location map to be corrected
- set backs to be added
- mail box detail to be added
- silt fence required, not straw bale
- abutting lot lines to be extended
- bubble needed on driveway
- distance to the wetland to the north to be added
- signature block for fire marshal and county highway to be added
- Mr. Hover said there were several more items missing.

Moved by Mr. Williams, seconded by Mrs. Bahr that the Meadow Hollow Subdivision and Site Plan be accepted for review.

Ayes –5
Abstain – Mr. Hover

The public hearing was set for November 25, 2002.

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.

The Planning Board pointed out that the south west corner of the Lake Road Plaza site will not be developable in the future. Mr. Watkins, representing the Farash Corp., agreed that the plaza parcel is built-out.

The Planning Board reviewed green space areas. The Classy Chassy Car Wash lease lot has 45% green space, the Lake Road Plaza has 34% green space.

There was discussion about the improvements to the plaza parking lot being separate from the Classy Chassy site plan. Mr. Hover said the plaza improvements should have been a separate application. Acting Chairman Hale suggested that a copy of the site plan under review should also be filed in the Lake Road Plaza file.

Highway Superintendent Fred Perrine's memo was reviewed. Superintendent Perrine said that planting in the town's right of way on the western edge of the plaza parcel is not possible due to the presence of utilities and the need for room for plowing Ellis Drive.

Mr. Watkins agreed to build a four-foot high berm along the western edge of the Classy Chassy Car Wash lease lot. The berm will also have proper plantings to help screen the Ellis Drive apartments from Classy Chassy traffic. Mr. Watkins will work with Town Engineer Jim Oberst to design the berm and plantings. The Planning Board would also like additional plantings in the south west corner of the plaza parcel to improve screening.

Mr. Hover stated that he remains concerned about the south entrance to Route 19. He believes it could be hazardous, due to the slope, during inclement weather.

Moved by Mr. Hover, seconded by Mr. Monno, that having reviewed the revised Project Information Form, comments from the Town Engineer, County Planning, the Fire Marshal, and the Environmental Conservation Board, the Planning Board determines that the Classy Chassy Car Wash Subdivision and Site Plan is an unlisted action which will not have significant impact on the environment.

Ayes – 6

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Classy Chassy Subdivision be given preliminary approval.

Ayes – 6

Moved by Mr. Williams, seconded by Mrs. Bahr, that the final public hearing be waived, that the Classy Chassy Subdivision be given final approval and the chairman be authorized to sign the mylar.

Ayes – 6

Moved by Mr. Hertweck, seconded by Mr. Williams, that the Classy Chassy Site Plan be approved contingent upon the signatures of the fire marshal and the highway superintendent, and the chairman be authorized to sign the mylar.

Ayes – 6

Sodoma Market Subdivision. 4490 Sweden Walker Rd. Tax Acct. No. 085.01-1-3.
A mylar was presented to the Planning Board. Two items had been previously missing: green space calculations and Mr. Barea's stamp and signature.

Mr. Oberst took the mylar with him to review the green space data.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the final public hearing be waived, that the Sodoma Market Subdivision be granted final approval contingent upon the signature of the town engineer and the chairman be authorized to sign the mylar.

Ayes – 6

Thunderbolt Automotives. 5371 Lake Road. Tax Acct. No. 098.02-1-9.1
Mr. Oberst took the mylar for review.

The Planning Board would like a note added acknowledging the Special Use Permit E.

No action taken.

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

Moved by Mr. Williams, seconded by Mr. Hover, that the application of Classy Chassy Car Wash for a Special Use Permit E is granted conditional upon:

- This special permit for a full-service car wash by Classy Chassy does not allow for the steam cleaning or degreasing of motors on the premises. No automotive repairs will be permitted under this special permit.
- This permit is issued with the understanding that all conditions agreed to as a consequence of the Site Plan review and approval, and all agreements set forth in the minutes of the Planning Board during the review and public hearings, are to be adhered to.
- This permit shall expire on the date and time on which Classy Chassy discontinues operation of this site as a car wash facility. This permit may be reviewed annually at the discretion of the Planning Board or request of the public – based upon the failure to comply with the conditions of this permit, and can result in suspension and/or withdrawal of this permit.

Ayes – 6

Owners Jeff Arnold and Dave Clements also agreed to two other conditions:

- Retail sales are limited to car products like air fresheners, no other unrelated items to be sold.
- No piping of music on the site.

The Planning Board requested that a note be added to the plans acknowledging the Special Use Permit E. Mr. La Rue did so.

Discussion

Moved by Mr. Hover, seconded by Mrs. Bahr, that in the future, all Special Use Permit E's must be noted on the Site Plan.

Ayes –6

Crystal Ridge PUD

Mr. Oberst presented a revised draft of the FEIS.

Mr. Monno stated his concerns about the preservation of farm land. He believes the town should enact a moratorium on new development until the issue is carefully studied.

There will be a Crystal Ridge workshop at 7 p.m. on Monday, November 4, 2002.

The meeting was adjourned by motion at 8:50 p.m.

Planning Board Secretary