

TOWN OF SWEDEN
Planning Board Minutes
November 8, 2004

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 8, 2004, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, William Hertweck, Craig McAllister, Matthew Minor

Absent: David Hale, Arnold Monno, Edward Williams

Also present: James Oberst, Town Engineer, Jerry Foster, ECB, Richard Maier, Warren and Linda Becker, Susan Collins, Dan Spurr, Harry Shifton,

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. Hertweck, that the minutes of October 25, 2004 be approved.

Ayes – 4

Becker Subdivision. 2266 Reed Road. 128.01-1-9

Mr. Richard Maier explained that Mr. Warren Becker is looking to create two lots out of approximately 119 acres. Lot 1, 109 acres, would be remaining lands and Lot 2, 10 acres, would include the barns and house. Mr. Becker needs to subdivide because the bank will approve a mortgage for 10 acres only.

It was requested that the water quality note and the right to farm note be added to the plan.

Chairman McAllister asked if the deeded parcel shown in the lower right corner of proposed Lot 2 was ever officially subdivided. Mr. Maier stated he found no record of that at the County. Chairman McAllister stated that the Planning Board may not approve Lot 2 as a subdivision because the deeded parcel is a substandard lot. It was requested that the Clerk check with the Town Attorney and ZBA for a determination regarding pre-existing status.

Mr. Maier stated he would check with the County Health Department regarding the deeded parcel to determine what type of action, if any, is necessary.

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that the Becker Subdivision be accepted for review.

Ayes – 4

Mr. Minor excused himself from this project due to a potential conflict of interest.

The Public Hearing will be December 13, 2004.

Spurr Dealerships. 4625 Lake Road (formerly Jimmy Jambones)

Mr. Dan Spurr addressed the Board informally to see what is required to put a used car lot at 4625 Lake Road. Chairman McAllister asked if the property was zoned correctly and if any new structures would be built. The property is zoned B-1, Retail-Commercial. Mr. Spurr stated he would like to restore the building; only changing the face of the building. Chairman McAllister added that a change of use requires the Planning Board to see elevations; what the exterior will look like. Mr. Spurr indicated that a garage for repairs will be added. Chairman McAllister explained that will require a special permit. Mr. Spurr wanted to know what was the formula for the maximum number of cars that could be parked on the lot.

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The formula is five parking spaces per 1,000 sq. ft. of retail space. For employee and customer parking, the space should be 10 ft. x 20 ft. There is no requirement for the size of the space for showing vehicles.

Chairman McAllister suggested submitting an existing, accurate site plan showing the following to the Planning Board for approval:

- new elevations
- new signage
- special permit for garage
- materials to be used on the building
- oil separator detail; how it ties into the sewer
- dumpster enclosed with the same materials as the building

Moved by Mrs. Bahr, seconded by Mr. Minor, that the meeting be adjourned at 7:50 p.m.

Ayes —4

Planning Board Clerk