

TOWN OF SWEDEN
Planning Board Minutes
November 9, 2015

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 9, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Also present: James Oberst, MRB, Tim Harris, Passero Associates, Ryan Brandt, Carol Oster, Ernie Haywood.

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Strabel, that the minutes of October 26, 2015, be approved as amended.

Frances Apartments, page 4, fourth paragraph, change inside to outside the Town's right-of-way.

Frances Apartments, page 5, second paragraph, change 36 to 42 ft. to 36 to 42 inches.

Frances Apartments, page 5, seventh paragraph, change in the near distant future to in the future.

Edward White and Heritage Square Amended Site Plan resolutions, page 7, change granted final approval to granted approval.

Ayes – 6

Abstain – Mr. Monno

Frances Apartments Subdivision and Site Plan. Owens Road. 084.01-1-19.142

Mr. Tim Harris distributed updated copies of the plan. Chairman McAllister informed the Board that the Town Board had granted SEQR and rezoning approval on October 27th. In addition, there will not be a sidewalk district as the sidewalks will be placed outside the Town's right-of-way.

Mr. Harris addressed some of the public hearing comments. Plantings are now shown along the parking lot to prevent lights shining into the Woodlands apartments across the road. A chain-link fence and gate are shown around the pond instead of a split rail fence. MCDOH, MCWA, and Pure Waters have reviewed the plans and are ready to sign the mylar. The Town Engineer has some minor comments to be addressed. Mr. Harris is requesting subdivision and site plan approval tonight.

Mr. Harris restated that the Fire Marshal's request for a second access with a fire crash gate and Knox box lock are now on the plan. The wetlands have been delineated per ECB's comments. Mr. Minor requested a detail be added to the detail sheet for the second access and gate.

Mr. Minor confirmed that Mr. Harris had included a dumpster enclosure detail on the plan. The dumpster enclosure will be the same color as the building.

Mr. Dollard stated that the Fire Marshal had asked for a 26 ft. drive-width around the entire building. Mr. Harris answered that there is a provision in the fire code that allows for only the bump outs by the fire hydrants to be 26 ft., which has been provided.

Chairman McAllister asked if the US Wildlife and Fish office has been contacted regarding the bat issue. Mr. Harris stated the plan is to clear the land between November 1 and April 1, which is when the bats are not present.

Mr. Strabel questioned the buildability of the stone hedge, which is shown as a trench built with stone, 18 inches deep. Mr. Harris stated it works.

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Mr. Monno is concerned that with the splash blocks pointing towards the sidewalks, the drainage will freeze. Mr. Harris stated maintenance will prevent that. The Board was not satisfied. Mr. Monno asked if the Town Engineer had any issues with the splash blocks. Mr. Oberst stated yes, but it is a private choice. Mr. Strabel recommended moving the downspouts to prevent ice buildup. The gutters can be moved during the building permit process. The applicant agreed.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Frances Apartments, located at 200 Owens Road, which was accepted for review on September 14, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on October 26, 2015, and all persons wishing to be heard were heard, and

WHEREAS, the Town Board as Lead Agency on October 27, 2015, declared that the subdivision and site plan are unlisted actions which will not have a significant impact on the environment, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of Town Engineer, Environmental Conservation Board, Fire Marshal, Highway Superintendent, Building Inspector/Stormwater Manager, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants the subdivision preliminary approval, and the final hearing be waived and grants final approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the site plan be granted approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign.

Mr. Dollard asked for clarification. On the application the name of the project is Frances Apartments and the applicant is Rochester's Cornerstone Group. On the Ag Data Statement the name of the applicant is Under Rochester's Cornerstone Group and Lifetime Assistance LLC. Mr. Harris stated the Ag Data Statement will be revised to reflect the same as the PIF, and forwarded to the Clerk tomorrow.

Ayes – 7

OTHER

Mr. Minor reviewed the approved original Buckman's Car Wash site plan to ensure that all codes are met relative to the proposed McAlister's Deli Site Plan. It was determined that the greenspace requirement will be met. Also, discussed was the one-way access from Buckman's into McAlister's Deli. The Board strongly recommends that the one-way access be eliminated due to traffic concerns.

The meeting was adjourned on motion at 7:50 p.m.

Planning Board Clerk