

**TOWN OF SWEDEN
Planning Board Minutes
November 10, 2008**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 10, 2008, 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

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. Monno, that the minutes of October 27, 2008 be approved.

Ayes – 7

Alexander Subdivision. 1399 Reed Road. 129.01-1-1.1

The Town Engineer reviewed the plans submitted with the latest update from MC Planning & Development. All concerns have been addressed.

Moved by, Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Alexander Subdivision, 1399 Reed Road, corner of Lake Road and Reed Road, and

WHEREAS, a public hearing was held by the Planning Board on June 9, 2008, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board determined on June 9, 2008, that the Alexander Subdivision is an unlisted action which will not have a significant impact on the environment, and

WHEREAS, the Alexander Subdivision has been approved by the Town Engineer, the Monroe County Health Department, and

NOW, THEREFORE, BE IT RESOLVED, that the Alexander Subdivision be granted Preliminary Approval, and

THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Alexander Subdivision be granted final approval.

Ayes – 7

Romano Subdivision. 6655 East Canal Road.

The engineer has requested the Chairman's signature be updated for filing purposes.

Moved by Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Romano Subdivision located at 6655 East Canal Road was approved on March 19, 2007, and updated on June 11, 2007, and

WHEREAS, an updated signature has been requested,

NOW, THEREFORE, BE IT RESOLVED, that the approval be updated.

Ayes – 7

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McDonald's Restaurant, 6500 Bkpt-Spen Rd. 083.08-8-21

Chairman McAllister asked the Board for comments regarding the proposed four variances requested by McDonald's Restaurant for redevelopment of the site.

1. Green space requirement – The green space is better than what is existing, even though it is still not up to par.
2. and 3. Side and rear buffer zone requirement - The parking lot to the east has remained the same, and thus, not making the existing side and rear buffer zone any worse. The masonry dumpster enclosure is shown inside the rear buffer zone by 3.8 feet. This would be an additional variance, if not reduced in size. Mr. Strabel asked what is the building setback for accessory structures. The Town's zoning book does not state a setback for accessory structures in B-1 zoning, but according to Mr. Strabel and the fire code, it has to be at least three feet from the property line. The Board's recommendation is to reduce the size of the dumpster enclosure so that it isn't located inside the rear buffer zone area.
4. Front setback requirement – Mr. Strabel stated that the first three variances have plausible cause; however, the front setback variance is due to the new queuing format for the drive-thru. The queuing design is pushing the building forward, which is questionable. Mr. Strabel and the Board suggested that the applicant come up with a different queuing format so the building can be pushed back to where it should be, or make the building a different size. Mr. Strabel's point is if a new building is going to be constructed, then it can be built any shape or size to meet the front setback requirement. Chairman McAllister stated what's different about this proposed new building than others he has seen is that this one has a bubble in the drive-thru. He added with the amount of pavement on both sides, the drive-thru could go around the perimeter of the site, and possibly, stack 30 cars in the drive-thru lane. Is this a model plan that has just been plopped on the site? The Planning Board will stand behind the ZBA's decision, but Mr. Strabel doesn't feel the applicant needs a front setback variance, or as substantial of one, because the building could be designed to meet the front setback requirement.

Mr. Minor asked for a show of hands from the other members who agree with Mr. Strabel. All members raised their hands in agreement.

The meeting was adjourned by motion at 8:30 p.m.

Planning Board Secretary