

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 25, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Arnold Monno, Terrin Hover, David Hale and Craig McAllister.

Absent: Ellen Bahr, William Hertweck and Edward Williams.

Also present: Jim Oberst – MRB, Jerry Foster – Environmental Conservation Board, Charles Sanford – Fire Marshal, Don Grentzinger – ZBA Chairman, Alan Bader – Building Inspector, James Bell – Town Attorney, Nat O. Lester III – Town Supervisor, Robert Carges – Town Councilman, Arnold Carmichael, Neal Madden – Harter, Secrest & Emery, Tom Lucey & John Bennett – APD Engineers, Robbie Hess – Suburban News, Vic Daniels, Larry Bateman, Mark Bader 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. Hale, seconded by Mr. Monno, that the regular meeting be adjourned to the public hearing.

Ayes – 4

Meadow Hollow Subdivision and Site Plan. Beadle Road. Tax Acct. No. 099.03-1-29.2. Engineer Arnold Carmichael presented updated plans for a one lot residential subdivision of approximately 9.4 acres on Beadle Road. The full-raised fill system will accommodate a three or four bedroom house.

Mr. Foster asked that the existing trees be located on the map. Mr. Carmichael agreed and stated that there will be no clear cutting of trees beyond what is necessary for the driveway.

There were no other public comments.

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

Ayes – 4

Meadow Hollow Subdivision and Site Plan. Beadle Road. Tax Acct. No. 099.03-1-29.2.

Mr. Carmichael reviewed the comments from MRB:

1. Topography has not been completed
2. A note that the Town is not responsible for the quantity/quality of water has been added
3. Signature block for the Fire Marshal has been added
4. Town mail box detail needs to be added
5. Surveyor's stamp has been added
6. Septic system expansion area needs to be added
7. Note that Beadle Road is a County Road has been added
8. Date of deep hole and perc tests has been added

Other comments included:

- Dimension of the driveway at the road should be added to the plans
- Location of a potential pond (there may be a need for additional fill) should be added to the plans
- Mr. Carmichael said his clients may be willing to provide a hard surface from the driveway to the pond for emergency vehicle use

Mr. Carmichael will fax County Highway comments to the Town.

No action taken. The review will continue December 9.

Wal-Mart Supercenter Subdivision, Site Plan and Special Permit E. Brockport Spencerport Road. 084.01-1-14.112, 084.01-1-14.2, 084.01-1-14.12.

Attorney Neal Madden and Engineers Tom Lucey and John Bennett presented plans for a 203,500 sq. ft. Wal-Mart Supercenter on Brockport Spencerport Road. Mr. Madden said the Supercenter would include a grocery store, general merchandise store, one-hour photo, pharmacy and a tire, lube express and other departments. The tire, lube express would not engage in major auto repairs, but items such as installation of batteries, wiper blades and oil changes.

Mr. Madden asked the Planning Board to declare itself Lead Agency for the project.

Chairman McAllister said the Board has not had time to review the application to the extent necessary to declare Lead Agency status.

There was discussion about the subdivision status of the three lots that are proposed to be merged into one.

Mr. Lucey explained that grocery sales would occur on the east side of the building; general merchandise and the tire, lube express on the west side.

A main entrance with a traffic light would be located on the north west corner. Highway improvements would include the extension of the three lane section of Brockport Spencerport Road from just west of the property to almost the eastern boundary of the property; plus the addition of a right hand only turn lane from the west and a left hand turn only from the east.

Mr. Lucey also said improvements would have to be made at the intersection of Route 31 and Owens Road; and that improvements would have to be coordinated with improvements the State DOT might require the developer of the Highlands at Brandonwoods to make.

Mr. Lucey said he believes the proposed drainage pond is sufficient for the site. He believes the flow of water off the site will be reduced.

Plans don't include berming at this time between the site and residential property. Mr. Lucey said Wal-Mart will try to retain as much of the plantings that exist along the residential boundary and add more plantings; or design and install berming if that is what the Town prefers. Mr. Foster gave Mr. Lucey the Town's Native Tree Brochure and asked that landscaping selections be made from that.

Traffic counts in the submitted report were taken during the past month, Mr. Lucey said. Traffic data is being concurrently submitted to the State DOT, although the plans have not been drawn yet.

The Planning Board asked if Wal-Mart considered expanding its current location on Lake Road. Mr. Lucey said that it was considered. Mr. Hover asked that the applicant provide some documentation that an attempt to stay there and expand was made. Mr. Lucey and Mr. Madden agreed to try to provide some information regarding that issue.

The Planning Board pointed out that the loading dock on the east side of the store is close to the residential area. Mr. Lucey said that Wal-Mart estimates three tractor trailer trucks per day plus additional panel trucks making deliveries.

Mr. Monno was concerned about delivery trucks mixing with customer traffic.

Mr. Lucey said the plans will be submitted to the Army Corps of Engineers even though the applicant does not intend to disturb the federal wetlands on the southwest side of the site.

There is not a lighting plan completed at this time.

Mr. Madden said Wal-Mart plans to offer shopping 24 hours per day.

Moved by Mr. Hale, seconded by Mr. Hover, that the Wal-Mart Supercenter Subdivision, Site Plan and Special Permit E be accepted for review.

Ayes – 4

Chairman McAllister pointed out that the State DOT might require Wal-Mart to provide a second access to Transit Way.

The Public Hearing was set for January 13, 2002. The Planning Board Secretary will try to reserve space at the Brockport High School or Middle School for the Public Hearing.

Crystal Ridge PUD.

The Planning Board will not hold a workshop on December 2. It will continue the Crystal Ridge PUD Review at its regular meeting on December 9 and may schedule a workshop for December 16.

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

Planning Board Secretary