

**TOWN OF SWEDEN
Planning Board Minutes
November 26, 2007**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 26, 2007, 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, David Strabel

Absent: Arnold Monno

Also present: James Butler, Building Inspector, James Oberst, MRB, Robert Blood, Robert Storie, Jim Meinecke, Randy Spurr, Richard Maier, Joseph Clarke, John Clarke, Harold and Carolyn Mundy

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

Correspondence passed to members for review.

Chairman McAllister welcomed David Strabel as the newest member of the Planning Board.

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of October 22, 2007 be approved as amended.

Mr. Hale had some minor editorial changes, which he will discuss separately with the Clerk.

Mr. Dollard requested that Page 5, 6th paragraph, 2nd sentence be changed to read as follows:

Without a sidewalk on the south side of Rte. 31, pedestrians will use the access road causing many traffic safety concerns.

Ayes – 5
Abstain – Mr. Strabel

Moved by Mr. Minor, seconded by Mr. Hertweck, that the regular meeting be adjourned to the public hearing.

Ayes – 6

Chairman McAllister read the notice of public hearing and affidavit of publication.

Spurr Dealerships Amended Site Plan. 6325 Brockport-Spencerport Road. 084.01-1-7

Chairman McAllister asked if there was anyone present with comments regarding the proposed façade changes at the Spurr Dealership.

Mr. Randy Spurr addressed the Board. Per Mr. Monno's request at the last meeting, he distributed an updated copy of the proposed new signage. He explained that the larger sign would have the Chevrolet inserts from the smaller sign put into it. The Pontiac/Buick sign will be taken down.

Harold Mundy, 121 Campbell Road – Mr. Mundy asked if only the façade was being changed or is the building expanding? Mr. Spurr stated there would only be changes made to the façade.

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Scott Valet, 22 High View Circle – (submitted via email on 11/21/07)

Thank you for the opportunity to comment on this application.

My primary concern is the dangerous location of Spurr's primary entrance/exit onto Route 31. This is located slightly east of Sherry Lane.

As it is not directly opposite Sherry Lane, it is difficult to know if drivers turning left out of Spurr plan to continue west on Route 31, or to cross over to Sherry Lane. This is dangerous when drivers are simultaneously attempting to exit Sherry Lane, especially during periods of heavy traffic on Route 31.

At the very least, Spurr should be required to move this driveway a few feet to the west so that it lines up properly with Sherry Lane. Ideally, a traffic light should also be installed to make it safe for drivers exiting Sherry Lane and Spurr, and Spurr's other exits onto route 31 should be closed. This would reduce the accident rate and improve traffic flow on this section of Route 31.

I note that Spurr plans just a few bushes or trees in front of their building. Their extensive frontage lined with vehicles for sale is unsightly. It would greatly improve the appearance of this section of Route 31, which is still directly across from a residential neighborhood, if they planted a row of trees and increased the green space across their entire frontage.

Lastly, I cannot determine from their plan if building, vehicle parking lot, or sign illumination will be greater after remodeling. Spurr should not increase nighttime illumination more than the current level as this also adds to the visual pollution of the adjacent neighborhood.

I will be out of town on the night of the Planning Board meeting, but would like to participate if there are future opportunities for comment. Please keep me informed.

Chairman McAllister commented, for the record, that the Spurr primary entrance/exit onto Route 31 was in place prior to Sherry Lane.

Chairman McAllister asked if there were any additional questions or concerns? There were none.

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

Ayes – 6

Donald Shetler Subdivision. Resub of the Rabjohn Subdivision. W. Sweden Road. 083.03-1-17.2

Mr. Richard Maier addressed the Board. Mr. Shetler owns the Christmas tree farm on West Sweden Road and has vacant land across the street. He is proposing to subdivide the 10-acre lot into two 5-acre lots. Mr. Maier completed perc tests about two years ago. There is no public water, only electricity. Mr. Shetler has someone interested in buying one of the 5-acre lots.

Mr. Hale confirmed that this is only a subdivision application with no proposed site development. Mr. Maier stated that the person interested in one of the lots would like to come in for site plan approval in the spring. Mr. Hale asked if both lots would meet all Town codes for building. Mr. Maier stated the well is the only issue outstanding. Perc tests done previously show a modified septic system is required.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Donald Shetler Subdivision, a resubdivision of Lot 2 of the Rabjohn Subdivision be accepted for review.

Ayes – 6

The Public Hearing will be January 14, 2008.

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Brockport Auto Sales Amended Site Plan. 7617 Fourth Section Road. 082.02-1-30.

Joseph Clarke addressed the Board. He owns Brockport Auto Sales. John Clarke, DDS Engineers, was also present.

Mr. Minor confirmed that the applicant is proposing to expand the existing gravel area by 1,250 sq. ft. Mr. Clarke agreed. He also asked for clarification whether the driving range was east or west of the site. Mr. Clarke stated east of his property, approximately three lots down.

Moved by Mr. Minor, seconded by Mr. Hale, that the Brockport Auto Sales Amended Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be January 14, 2008.

Spurr Dealerships Amended Site Plan. 6325 Brockport-Spencerport Road. 084.01-1-7

Chairman McAllister continued the review of the application. He began with comments made at the last meeting regarding keeping the color scheme of the proposed changes consistent across the property. Two different buildings on the same site with largely contrasting color schemes isn't consistent with what the Planning Board has been approving in the Town over the past years.

Mr. Hale commented on the importance of having architectural standards in the Town code. Mr. Strabel stated it's hard to enforce requirements without them.

The Board discussed the proposed changes in the two buildings, including the color schemes. Chairman McAllister stated having one building with contrasting colors needs to be addressed. Mr. Strabel asked where does the code address color selection? Chairman McAllister stated elevations are addressed, but there are no specific standards for color. The Planning Board has tried to be consistent with other commercial developments requesting that the predominant color be earth tone.

Mr. Strabel summarized that this Board would like to see the bright blue toned down to a grayish blue, which will compliment the GMC color scheme. The design of the two entryways could remain distinctly different.

Mr. Strabel asked if there was any additional lighting proposed? Chairman McAllister stated not that the Board is aware of or that is shown on the plans. The other matter would be the proposed new signage, but that will be approved by the Building Department.

Burger King Subdivision & Site Plan. 6375 Brockport-Spencerport Road. 084.01-1-5

Mr. Robert Blood addressed the Board. The Board reviewed the letters sent to the Army Corps, DOT, and Environmental Resources by Burger King.

Mr. Hale explained that the issue from the last meeting was documenting more substantially the prior disturbance to the land. Mr. Blood stated a foil request was done to the DEC, and the findings were that the

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petroleum bulk storage was closed and removed from the site. The Clerk provided records that there was a gas station/car wash on site. Site and aerial photographs also were provided to SHPO.

Mr. Hale asked if a response has been received. Mr. Blood stated no, but it's been less than a month since submission.

Chairman McAllister asked about the findings of the Bog turtle on site. Mr. Blood stated an environmental analysis was completed (file copy given to the Clerk) stating after a thorough evaluation, there was no occurrence of the Bog turtle or shining bedstraw.

Mr. Minor asked Mr. Oberst if he has been updated/provided with all the storm water/drainage information? Mr. Oberst received a report and is working on finalizing the details. Mr. Blood stated additional topo is needed to the east. Mr. Oberst can provide Tractor Supply's topo information.

Mr. Hale asked Mr. Oberst if there was anything in the drainage material that would impact an environmental motion at this point? Mr. Oberst stated no.

Moved by Mr. Hale, seconded by Mr. Hertweck, that having reviewed the Short Form EAF, Project Information Form, comments from the Town Engineer, County Planning, Environmental Conservation Board, Fire Marshal, and the responses and additional information provided by Lauer-Manguso & Associates Architects, the Planning Board determines that the Burger King Subdivision & Site Plan is an unlisted action which will not have a significant impact on the environment.

Mr. Minor asked if the Board was waiting to receive anything else. Mr. Hale stated that the Board decided at the last meeting not to wait until a response from SHPO was received based on the information provided and the Board's personal information of the site.

Ayes – 5
Abstain – David Strabel

The meeting was adjourned by motion at 8:15 p.m.

Planning Board Secretary