

TOWN OF SWEDEN
Planning Board Minutes
November 26, 2012

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 26, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno, David Strabel.

Also present: Jim Oberst, MRB, Kris Schultz, Schultz Associates, John Clarke, DDS Engineers, Charles Smith, Design Works Architecture, Dr. Hany Nissiem, Angelo Rota

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. Hertweck, that the minutes of October 22, 2012, be approved.

Ayes – 7

Immediate Care Facility. 6565 Fourth Section Road. 083.02-1-12.22.

Mr. Charles Smith, Design Works Architecture, addressed the Board. He introduced Dr. Nissiem and distributed a letter summarizing the informal meeting held on October 22, 2012.

Dr. Nissiem's plans include operating a medical/urgent care facility. Mr. Smith stated that the existing building is a little over 10,000 sq. ft. The proposal before the Board tonight is to add approximately 2,000 sq. ft. to the building. Setbacks will still be met with the addition. There will be a total of seven tenants.

Mr. Smith addressed signage. Presently, there is tenant signage on the front of the building. Dr. Nissiem would like to have one sign on the building for the immediate care and a freestanding sign identifying the tenants. Chairman McAllister stated, in his opinion, the building is considered an office building, not a shopping plaza. The Planning Board approves shopping plaza/directory signs and the Building Department approves all other signage. Signage discussion was tabled until a future meeting.

Mr. Smith continued with the parking requirements. The eight spaces in the rear or south side of the building will be improved. Also, the dumpster will be moved to the corner, which is currently taking up valuable parking spaces. Mr. Monno stated the dumpster should be enclosed and shown on the plan. Mr. Smith agreed and will bring an elevation of the dumpster enclosure to a future meeting.

There will be two new pole mounted parking lights on the north side of the property, two new wall mounted lights on the building to light the sidewalk, and recessed lighting on the overhang over the entry.

Landscaping will be replaced since the addition is being built over the existing landscaping, extending six feet.

Mr. Smith discussed Friendly's parking and seating as requested by the Board. There is a shared access easement between Friendly's and Dr. Nissiem's building. On the overall property, as originally designed, there is enough parking for both uses, but there isn't a legal document authorizing shared parking. Dr. Nissiem stated from his perspective, combining two businesses into one, there will be less parking needed. Mr. Strabel added

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that the property must still meet code and the existing 35 spaces aren't enough. It was suggested by the Board to contact both Friendly's and Marilyn Duryea to see if a parking easement could be obtained for the applicant's own protection.

Mr. Monno asked how many parking spaces would be used for snow storage. Mr. Smith stated that is a good question, which he will have to look into.

Moved by Mr. Hale, seconded by Mr. Monno, that the Immediate Care Amended Site Plan be accepted for review.

Ayes – 7

The public hearing will be January 14, 2013.

Carl Tarricone Subdivision. 156/170 Shumway Road. 084.04-1-8.2, 084.04-1-8.111

Mr. Kris Schultz addressed the Board. He explained the applicant is proposing to change the lot lines of two existing properties. The new lot line on the east side of Lot 1 will run along the fence line. Basically, the applicant is changing the small lot around the existing house and balancing the acreage between two lots.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Carl Tarricone Subdivision be accepted for review.

Ayes – 7

The public hearing will be January 14, 2012.

Rota Subdivision and Site Plan. Shumway Road. 084.03-1-16.22.

Mr. John Clarke, DDS Engineers, addressed the Board. He stated all agencies except MCDOT have signed in order to move forward with final approval. The Town Engineer is satisfied with all planning comments addressed. A SWPPP was received and is good.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Rota Subdivision and Site Plan located on Shumway Road, and

WHEREAS, the Planning Board held a public hearing on October 22, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board on October 22, 2012, determined that the Rota Subdivision and Site Plan are unlisted actions which will not have a significant impact on the environment, and the Planning Board granted the subdivision Preliminary approval,

NOW, THEREFORE, BE IT RESOLVED, that the final public hearing be waived, the Rota Subdivision be granted final approval and the Rota Site Plan be approved, and the Chairman be authorized to sign the mylar.

Mr. Monno commented that the perc tests show a tremendous difference between the starting and finishing calculations.

Ayes – 7

The meeting was adjourned on motion at 8:10 p.m.

Planning Board Clerk