

**TOWN OF SWEDEN
Planning Board Minutes
December 10, 2012**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 10, 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, Lance Brabert, MRB, James Glogowski, L.S., Ed Hamilton

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Strabel, that the minutes of November 26, 2012, be approved as amended.

Rota Subdivision and Site Plan...change resolution to read: 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.

Immediate Care Facility...change page 2, first sentence, to read: 35 spaces aren't enough.

Ayes – 7

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

Ayes – 7

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

Colby Street Garage Site Plan and Special Use Permit E. 2400 Colby St. 084.04-1-25.001/A.

Mr. James Glogowski addressed the Board. He explained that the applicant would like to use the existing building for car sales and auto repair to the public. There will be 25 parking spaces for sales and 12 parking spaces for repair and 4 parking spaces for employees. The cars for sale will be on crushed stone and grass. There is a floor drain, which is capped off at this time. There is a storm water line, which enters the building, and continues through to the front of the property.

Mr. Strabel stated that if the floor drain should ever be used, an oil separator would have to be installed. Mr. Hamilton agreed and stated oil is collected and burned offsite.

The operation will be contained inside the building. The cars parked by the concrete circle as shown on the map will be customers' cars for repair. The cars parked in front will be for sale. Chairman McAllister asked if there were any spaces for customer parking. Mr. Glogowski stated the spaces used for car repairs would also be used for customer parking.

Mr. Strabel asked if the applicant has an agreement with the property owner outlining the specific leased area. The leased area should be shown on the plan in order to define parking limits. Mr. Hamilton stated he does have an agreement, and Mr. Glogowski will show the defined leased area on the plan.

Chairman McAllister asked if there was anyone from the public with questions, comments or concerns. There were none.

**TOWN OF SWEDEN
Planning Board Minutes
December 10, 2012**

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

Ayes – 7

Chairman McAllister continued review of the application.

Mr. Glogowski stated that regarding waste oil, there is a tank inside to collect the oil, which is then burned. Mr. Strabel asked to make sure the floor drain is plugged. Mr. Hamilton confirmed it is.

MRB Comments

1. Sign location is noted on plan. The plan should indicate it is building signage not freestanding. The sign will have a couple of floodlights.
2. A dumpster is not proposed at this time. Mr. Eisenhower provides a dumpster for the whole airport Mr. Hamilton stores the trash inside until it is taken to the dumpster.
3. There is one light pole, which currently exists, and is sufficient lighting for the property. Mr. Monno confirmed the hours of operation to be 9:30 a.m. to 6 p.m.
4. Some cars will be parked on the paved area as well as crushed stoned area. Chairman McAllister confirmed that parking is not permitted on the open space area. It was discussed that the handicap parking space should be on blacktop or crusher run, not crushed stone, which makes it difficult to operate a wheelchair. Mr. Oberst pointed out that the cars shown at the front appear to be on open space and will have to be moved. Mr. Strabel stated Mr. Oberst is referring to the three parking spaces near the entry to the east. Chairman McAllister asked for the setbacks to be shown on the plan. The plan should show 25 ft. of green space at the front of the property. It was suggested that the handicap spot be moved to the paved space across from the entrance. Mr. Glogowski will make that change.
5. Waste oil is stored and held until it can be burned. There will be no bulk storage.
6. Handicap parking space discussed previously in #4. Chairman McAllister asked if there would be a gas tank on the property. The answer was no.
7. Mr. Glogowski reported that the emergency access around the building is good. Mr. Strabel requested dimensions be included on the plan to show that the parking spaces are 10' x 20'.
8. Name of owner of record and address is on the plan. Mr. Dollard stated the address is not on the plan. The address for the neighboring parcel to the west is not correct as 2400; that is the address for the airport and Mr. Hamilton's business. Mr. Glogowski will make those corrections.
9. A note requiring record drawings shall be provided will be added to the plan.

Mr. Dollard asked if any bodywork would be done on the property. Mr. Hamilton stated very little, i.e. removing rust off the vehicles.

Fire Marshal Comments – already addressed.

TOWN OF SWEDEN
Planning Board Minutes
December 10, 2012

Building Department Comments

1. The current leased area appears to have expanded from the 190 ft. by 226.4 ft. and should be shown on the plan.
2. Mr. Glogowski commented regarding drainage that the 12" CPP goes right into the building and picks up the trench drain and not the floor drain. This should be noted on the plan.
3. Per Mr. Hamilton, the size of the propane tank is 800 gallons and isn't used. It should be noted that the tank is a safe distance from the building.
4. The site plan will be corrected to show the vehicles on crushed stone instead of on grass.
5. The site plan will be corrected to show the handicap parking space on pavement.
6. There isn't a need for fencing. Mr. Strabel stated by showing the leased area, it can be determined if cars are being parked correctly on the property.

Mr. Monno asked if the location of the leach lines could be confirmed. Mr. Glogowski stated that the size of the tank is 1200/1250 and the leach lines are in the same area. Mr. Monno is concerned that the leach lines are under the crushed stone. Mr. Glogowski doesn't believe so because of where sand was brought in to build up the area in the front. Mr. Monno confirmed it's not a very big area. Mr. Oberst asked how many bathrooms were in the building. Mr. Hamilton stated two, but only one is used. The previous owner used the other bathroom only during Boy Scout events.

Mr. Minor confirmed that the water service line doesn't go to the road or to the next building. Mr. Monno asked if the water line is closer to the septic system than 10 ft. Mr. Glogowski stated probably. He will add a water line detail to the plan.

Mr. Strabel suggested that the plan be printed in a larger size format, 24' by 36', for ease of reviewing.

ECB Comments

- Mr. Hamilton stated auto effluents from repair work would be safely handled. Also, he would like to improve the aesthetics of the building by planting shrubs.

Review of the above will be completed at the January 14 meeting.

Subway Restaurant

Mr. Strabel reported on the status of the new Subway drive-thru and site improvements. After attending a tour of the new Hampton Inn, those members present visited the Subway site area. The Board agreed that the circulation of traffic is not working. The work completed was done per the approved site plan. A couple modifications were made, i.e., moving the stop sign back a little bit because it was way too tight of an offset intersection. Traffic is naturally heading towards the front of the plaza missing the stop sign to the north. The access/driving lane is 65 ft. of pavement, which is too wide.

Mr. Strabel had some discussion with the contractor regarding moving the stop sign again, but not repainting the direction arrows and lines. One stop sign has already been knocked down. Mr. Oberst suggested shifting both travel lanes to the south towards the drive-thru island.

TOWN OF SWEDEN
Planning Board Minutes
December 10, 2012

Mr. Minor questioned if a vehicle/truck is coming from behind the building heading left, is there a stop sign at the end of the island. Mr. Strabel stated no; there wasn't one shown on the plans so it couldn't be enforced. A stop sign should be requested.

Mr. Monno reported that the riprap is already crumbling and probably won't be there in the spring. The lighting still hasn't been repaired at the south end of the plaza. The Clerk will ask the Building Inspector to contact Mr. Wechsler, Gibraltar Management, to check on the status of the lights.

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

Planning Board Clerk