

**TOWN OF SWEDEN
Planning Board Minutes
December 12, 2011**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 12, 2011, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: James Oberst, Town Engineer, Jack Milner, Supervisor, Kris Schultz, Schultz Associates, A.J. Barea, P.L.S., Walter Breese.

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

Correspondence was passed to members for review.

Moved by Mr. Minor, seconded by Mr. Dollard, that the minutes of November 28, 2011, be approved.

Ayes – 7

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

Ayes – 7

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

Neumann Acres Resubdivision. 8 and 10 Country View Terrace. 083.01-4-25, 26.1

Chairman McAllister asked if there were any questions, comments or concerns regarding this project.

The Clerk stated several residents had inquired regarding this project, but after the plan was reviewed, they had no further questions.

Mr. A.J. Barea addressed the Board. He stated that the Town Engineer's comments have been addressed. County comments have not been received to date, but he only expects standard comments. The Fire Marshal requested that the name on his property be corrected from Kimmel to Sanford. Mr. Barea made this correction.

There were no further questions, comments or concerns.

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

Ayes – 7

Mr. Barea confirmed the location of the pond was both on this parcel and the Hogan parcel. He did not show the pond on the drawing because this is a lot combination and there is no site improvements proposed.

Mr. Oberst requested that a note be added to the plan stating the site may contain Federal wetlands, and wetland delineation may be necessary prior to any future site plan considerations. Mr. Barea agreed.

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Moved by Mr. Hale, seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for the Neumann Acres Resubdivision, combining lots 8 and 9 of the Country View Heights Subdivision, and

WHEREAS, the Planning Board held a public hearing on December 12, 2011, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the comments of the Fire Marshal and the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Neumann Acres Resubdivision is an unlisted action which will not have a significant impact on the environment, and grants preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED that the final hearing be waived and the Neumann Acres Resubdivision be granted final approval contingent upon receiving the Town Engineer's signature, and the Chairman be authorized to sign the mylar.

Ayes – 7

INFORMAL

Recycling Center – White Cap Construction. Sweden Walker Road.099.02-1-6

Mr. Kris Schultz addressed the Board. He explained that the applicant would like to open a recycling center on Sweden Walker Road to take the place of the Town's closed recycling center.

The property has split zoning, B-1, Retail-Commercial, and R1-2, Residential. The applicant is proposing to construct a canvass-covered type structure for residents and haulers to bring their recyclables to, similar to the Town's center. Construction would be completed in the B-1 zoning only, west of the ditch line on the property. The applicant is proposing a tree farm at the back of the property.

The question was asked if the proposed recycling center is permitted in the B-1 zoning. There would be dumpsters for sorting materials and the barn would be used to store materials before sending out. This business is strictly for recycled goods, no trash. The Board thought this application would be permitted in B-1 zoning.

Chairman McAllister would like to see a structured building instead of a canvas-covered structure. Mr. Strabel stated the building would be similar to the type used for salt. Mr. Minor asked if the structure would have doors that close.

Mr. Schultz added the applicant will berm the front of the property, and shield the lighting from Sweden Walker Road. The hours of operation will be from dawn to dusk and, most likely, open on Saturday.

Mr. Dollard asked if there would be any other businesses on the property. Mr. Schultz stated no.

Chairman McAllister asked if the applicant would have fencing around the recyclable containers that face the residential area. Mr. Schultz stated fencing would be around the proposed facility, as well as it being gated.

Mr. Monno asked what would be the size of the trucks. Mr. Schultz stated the size of a cement truck.

Mr. Dollard asked if the applicant plans to expand the proposal. Mr. Schultz stated that is too early to discuss.

Subway Restaurant. Sweden Corners Plaza. 084.01-1-4.11

Mr. Kris Schultz addressed the Board and introduced the owner of Subway, Mr. Walter Breese. Mr. Breese would like to relocate at the Sweden Corners Plaza utilizing the end cap unit next to Two Brothers. He is proposing a 300 sq. ft. additional structure to the building for a drive-thru.

Mr. Schultz has been reviewing the plaza's site plan to see if this application would work. The dilemma is how to have a drive-thru with reasonable stacking, which would be difficult.

An idea to have a drive-thru lane or separate order space to the west of the building on the edge of the existing pavement is shown on the drawing. This would be a new concept in drive-thru ordering, where a customer would use a cell phone to place an order, and then, proceed to the window when the order is ready. This may be confusing at first; customers may just drive up to the window not realizing how to order.

Mr. Breese explained that at the current Subway location, the new CVS store blocks all visibility from Rte. 31 so the new location at Sweden Corners would be a great move. He added drive-thrus are new to Subway, but would be an attempt to expand its offerings.

Mr. Minor explained there is one big issue, which is that the Planning Board has asked when the corner parcel is developed, the plaza's ingress/egress be moved to the south to provide expansion opportunities for that lot.

Mr. Schultz will look into the history of the parcel, and discuss with the current owner before making application to the Planning Board. Mr. Schultz questioned the Board as to what it would require from the applicant to make the site as previously approved. Discussion followed.

Mr. Monno questioned the safety issue with customers exiting the drive-thru out the Chase ATM site. Mr. Schultz stated adding additional signage should address that issue. Most pedestrian walking starts after the Chase ATM.

Mr. Schultz asked the Board if it thinks this is a viable project, and should he proceed with the next step. Chairman McAllister stated from a Planning Board perspective, he doesn't have any objection; however, he isn't sure if it's a sound business move.

Supervisor Jack Milner expressed his gratitude for the Planning Board's efforts. He added, at first, it took time and many meetings with Chairman McAllister to understand the Planning Board's role and responsibilities. He would regularly ask the Clerk for updates on applications. In summary, he really appreciates what the Planning Board does, and has been very interested because it such an important part of the Town; making sure things work and go together properly. He has always heard positive comments regarding the Planning Board's work.

The Planning Board thanked Supervisor Milner and wished him well.

The meeting was adjourned on motion at 8:20 p.m.

Planning Board Clerk