

**TOWN OF SWEDEN
Planning Board Minutes
December 14, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 14, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Absent: Craig McAllister

Also present: James Oberst, MRB, Nat O. Lester, III, PB Counsel, Jamie Pentland, DDS, Dave Matt, Schultz Associates, Rick Giraulo, Land Tech, Angelo and Maria Rota.

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of November 23, 2015, be approved.

Ayes – 5
Abstain – Mr. Rickman

Rota Resubdivision and Site Plan - Lot 2A and 2B. Shumway Road. 084.03-1-16.221.

Mr. Jamie Pentland addressed the Board. He explained at the last meeting the project received SEQR and Preliminary approvals. Mr. Pentland has addressed the following comments from the last meeting.

1. The gas main extending along Shumway Road has been shown.
2. The leachfield dimension has been included.
3. The disturbed area has been shown.

All county agencies have indicated they are ready to sign. Mr. Pentland requested final approval tonight.

Mr. Oberst asked about the reduced acreage. A SWPPP is not required with the acreage reduced to under one acre. Erosion and sediment controls will still be shown. MRB was all set.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision and site plan approval of the Rota Subdivision-Lot 2A and 2B, located on Shumway Road, which was accepted for review on October 26, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on November 23, 2015, and all persons wishing to be heard were heard, and

WHEREAS, on November 23, 2015, the Planning Board as Lead Agency determined that the subdivision and site plan were unlisted actions which will not have a significant impact on the environment, and granted the subdivision Preliminary Approval, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the final public hearing be waived, the Rota Resubdivision and Site Plan-Lot 2A and 2B, be granted final approval contingent upon receiving all required signatures and the Chairman be authorized to sign the mylar.

Ayes – 6

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Galvano Resubdivision and Amended Site Plan. 6150 Lake Road. 114.01-1-48.

Mr. Dave Matt addressed the Board. He distributed updated copies of the plan.

All of the Town Engineer's comments were addressed at the last meeting. A letter from Mr. Oberst was received last week stating that the SWPPP is acceptable. Mr. Oberst and the DOH have signed the mylar.

Mr. Matt requested final approval tonight.

Moved by Mr. Strabel, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision and amended site plan approval of the Galvano Subdivision, located at 6150 Lake Road, which was accepted for review on October 26, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on November 23, 2015, and all persons wishing to be heard were heard, and

WHEREAS, on November 23, 2015, the Planning Board as Lead Agency determined that the resubdivision and amended site plan were unlisted actions which will not have a significant impact on the environment, and granted the subdivision Preliminary Approval, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the final public hearing be waived, the Galvano Resubdivision and Amended Site Plan be granted final approval contingent upon receiving all required signatures and the Chairman be authorized to sign the mylar.

Ayes – 6

McAlister's Deli Site Plan. Transit Way. 084.01-1-1.007

Mr. Rick Giraulo addressed the Board. He distributed updated plans. The biggest change is that the connection to the Buckman's Car Wash has been eliminated based on the Board's concerns.

MRB Comments - December 8, 2015

1. Turning radius has been provided with plenty of space for truck deliveries.
2. Stormwater management on the site is managed by two bio-retention filters, which will give the runoff reduction per SPDES requirements.
3. There are two under the parking lot stormwater systems, which will hold up to a 100-year storm event.
4. Landscaping has been added to the south bank of the creek as a buffer and is shown on the plan.
5. Silt fence has been proposed on plan where suggested. Topsoil notes have been added to the plan.

Mr. Monno questioned the parking spaces in the northwest corner of the site. He believes it is not safe and one should be removed. Mr. Giraulo stated from an engineering perspective, he has used that parking configuration on many plans and doesn't see a reason to remove one since they are far enough apart.

Mr. Strabel asked if the manhole was metered. What size line is it? Mr. Giraulo stated an 18 inch. Discussion followed. Mr. Strabel's concern is with metering inside a manhole pit with a 1-inch orifice, the line will clog all the time. Mr. Giraulo stated the 1-inch orifice provides the right metering so water is kept on the site.

Mr. Rickman requested the one way and do not enter signage shown on the plan be removed due to the elimination of the connection to Buckman's.

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Mr. Minor questioned the proposed location of the additional vegetative buffering between the parking lot and the creek, because that area is shown for snow storage on the plan. Mr. Giraulo stated the buffering will be placed far enough off the road. Mr. Minor suggested that the snow storage note be removed from the plan to avoid confusion.

Mr. Oberst asked if curbing is shown for the southern parking area. Mr. Giraulo has shown curbing along the southern edge of the property.

Mr. Monno asked if one can access the parking lot from the patio to the east. Mr. Giraulo stated no. The Board requested the sidewalk be extended to the patio.

Mr. Dollard asked where the trucks will make deliveries. Mr. Giraulo stated he thought the front door, but was not sure.

Mr. Monno asked if there would be any additional landscaping west of the patio. Mr. Giraulo stated arbor vitae are proposed facing the car wash. The choice of trees should be reconsidered due to the deer population.

Mr. Strabel asked what the status of the sewer easement is, which is being rerouted from the center of the building. Mr. Giraulo stated a description of the boundaries is required to finish the easement. The stormwater maintenance agreement and letter of credit are still outstanding.

Mr. Strabel requested a complete, up-to-date copy of the plans for the file.

Moved by Mr. Strabel, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the RWJ Subdivision, located at 1015 Transit Way, which was accepted for review on September 28, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on October 26, 2015, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of Town Engineer, Environmental Conservation Board, Fire Marshal, Building Inspector/Stormwater Manager, Highway Superintendent, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the McAlister's Deli Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the McAlister's Deli Site Plan be approved contingent upon receiving all required signatures, drainage easement, stormwater maintenance agreement, minor changes discussed at tonight's meeting and other changes per Town Engineer, and the Chairman be authorized to sign the mylar.

Ayes – 6

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

Planning Board Clerk