

TOWN OF SWEDEN
Planning Board Minutes
December 15, 2005

An adjourned meeting of the Town of Sweden Planning Board was reconvened on Thursday, December 15, 2005, at the Town Offices, 18 State Street, Brockport, New York, commencing at 6:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno, Edward Williams

Also present: James Oberst, Town Engineer, Reuben Ortenberg, Esq., Ronald Bronstein

The meeting was called to order at 6:00 p.m. by Chairman McAllister.

Correspondence passed to members for review.

Lowe's of Brockport. Owens Road & Rte. 31. 084.01-1-19.1

The Board reviewed the updated EAF and had the following changes/points of discussion:

- Pages 2/3/5 – Clarification of acreage to be developed 19.7 or 19.94 or 18.5
- Page 4 – CORP to Corps
- Page 4 – 4/20 to 4/20/05
- Page 7 – 171,000 sf including building and garden center of...
- Page 7 – 2,500 gallons of water, not 2.5
- Page 8 – Include submittal date for Utility District Formation
- Page 8 – Sign variance may be required
- Page 8 – State and Town, not State and County
- Page 9 – MR1 zoning – N/A
- Page 10 - #11 check as soon as possible to see if fire and police have been contacted
- Page 10 - #12 11/28 to 11/28/05
- Page 10 – Please note: (finish sentence)
- Page 14 - #7 1,000 trips per day, not hour – check “no” box
- Page 15 - #9 remove check from box
- Page 21 – Add - See attached DOT letter dated 11/28/05

The Board reviewed MRB's supporting documentation and the Negative Dec Form and had the following change:

- Page 2 – remove restaurant and change buildings to building

Board Members Hertweck and Minor left the meeting at approximately 7:15 p.m.

The Board reviewed the resolution for SEQRA Determination of Significance and had the following changes:

- 139,410 sq. ft. area under roof..., 19.7 acre parcel to 19.94
- Shoppes at Owens Landing to Lowe's of Brockport
- Resolution No. ___ to Resolution, dated...
- Submitted date to December 15, 2005

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Moved by Mr. Hale, seconded by Mr. Williams to adopt the following resolution:

**RESOLUTION OF THE TOWN OF SWEDEN PLANNING BOARD
December 15, 2005**

LOWE'S OF BROCKPORT (SHOPPES AT OWENS LANDING)

SEQRA DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Sweden Planning Board has received an application for site plan for a 139,410 sq. ft. area under roof home improvement center on a 19.94 acre parcel at the intersection of U.S. Route 31 and Owens Road, Town of Sweden, Monroe County, New York; and

WHEREAS, in connection with said application for site plan approval, for a project entitled Lowe's of Brockport, the applicant has submitted an Environmental Assessment Form (EAF), and an updated EAF; and

WHEREAS, the Town of Sweden Planning Board, has, by Resolution, dated December 12, 2005, declared itself as Lead Agency for Environmental Review of the Project; and

WHEREAS, the Town of Sweden Planning Board has caused Parts 2 and 3 of the EAF to be completed prior to making a determination of significance, as required by 6 NYCRR §617.6; and

WHEREAS, the Town of Sweden Planning Board recognizes that the proposed adoption of said rezoning is a Type I Action under the State Environmental Quality Review Act (SEQRA) Regulations, 6 NYCRR §617.4; and

WHEREAS, based upon a review of the application, the Environmental Assessment Form, Parts 1, 2 and 3; the exhibits annexed thereto; the various comments received; the Town Planning Board has made a determination as to the environmental significance of the proposed rezoning action; and

WHEREAS pursuant to 6 NYCRR §617.7, a Lead Agency is required to make, publish and file its determination;

NOW, THEREFORE, BE IT RESOLVED:

Sec. 1. That the Town of Sweden Planning Board does hereby make a Negative Declaration, as set forth in the completed Negative Declaration form annexed hereto.

Sec. 2. That the Planning Board Clerk is authorized and directed to cause the Negative Declaration adopted hereby to be published and filed as required by law, and to cause notice thereof to be given as required by SEQRA Regulations.

Sec. 3. That this resolution shall take effect immediately.

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VOTE BY ROLL CALL AND RECORD:

Ellen Bahr - Aye
David Hale - Aye
William Hertweck – Absent For Vote
Matthew Minor – Absent For Vote
Arnold Monno - Aye
Edward Williams - Aye
Craig McAllister, Chairman - Aye

Board Member Hertweck returned to the meeting at approximately 7:45 p.m.

The Board continued discussion of Mr. Cologgi's informal request to have a used auto sales business at 5605 Brockport-Spencerport Road. After review of similar projects, the Board agreed that Mr. Cologgi would be required to apply for a Special Permit E to do repair work on the vehicles for resale. In addition, for any changes made to the approved Champion Auto Sales site plan, an amended site plan application would have to go before the Board for approval.

The meeting was adjourned at 8:00 p.m. by motion.

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Planning Board Secretary