

**TOWN OF SWEDEN
Planning Board Minutes
February 9, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 9, 2009, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

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

Also present: James Oberst, MRB, James Butler, Building Inspector, Randy Bebout, FRA Engineering, Harold Mundy, David Gray

The meeting was called to order at 7:00 p.m. by Chairman McAllister.

Correspondence passed to members for review.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the minutes of January 26, 2009, be approved.

Ayes – 7

Moved by Mr. Hale, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 7

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

McDonald's Restaurant. 6500 Bkpt-Spen Rd. 083.08-8-21

David Gray, 200 Monteroy Road – Mr. Gray stated he owns the adjoining property, Bridgestone/Firestone, and was present for the ZBA's public hearing for McDonald's. Mr. Gray's concern was McDonald's proposed front setback, and that it would block the view of his business. He stated the AutoZone building is approximately at the same front setback as his building, and the new McDonald's will be about 12 ft. ahead of it. This point is no longer a concern for him. Another issue was with his visit to the site earlier tonight, and the difficulty he had exiting due to all the traffic.

Chairman McAllister explained that the proposed McDonald's is a smaller, longer building with a front loop around so one doesn't have to leave the property to go back to the drive-thru. Additionally, permission has been given to McDonald's for a rear access to the shopping plaza. Mr. Gray thought that was great because it will take a lot of traffic off the main road.

Mr. Gray asked if there are any plans to widen Rte. 31. Mr. Hale stated that ten plus years ago, Rte. 31 was widened to create the existing turn lanes. Chairman McAllister stated he was only aware of the proposed 531 expansion, which could involve Rte. 31 or Shumway Road.

Chairman McAllister asked if there were any more questions. There were none.

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

Ayes - 7

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Chairman McAllister continued review of the application. Mr. Bebout addressed the following review comments:

RTS Authority Comments

The Regional Transit Service questioned the relocation of the bus stop sign. The new location does not meet their requirements and suggested moving the sign between the McDonald's west entrance and Bruegger's Bagel entrance. McDonald's is in agreement with that location and will revise the plans accordingly.

MC Planning and Development Comments

The majority of these comments are standard.

1. Plans will be submitted to MC Water Authority and MC DOH for approval of the water service and back flow.
2. McDonald's is aware of the inspections required for the restaurant use in regards to the MC DOH.
3. SHPO will be contacted to discuss the history of this archaeologically sensitive site. There are no wetlands.
4. The Highway Work Permit has been submitted to DOT with plans.

Environmental Conservation Board Comments

Comments were positive, nothing to address.

Fire Marshal Comments

A Knox box detail will be added to the plans.

Town Engineer Comments

1. Signature block/lines will be added to the plans.
2. Depth of parking lot stalls will be changed to 20 ft., measured along the length of the parking stall stripes; change of dimensioning on the plan doesn't physically change layout.
3. DOT permit plans have been submitted to DOT and will be submitted to the Town and MRB.
4. A second stabilized entrance will be added during construction, good suggestion.
5. A rear cross access has been added to Bruegger's Bagel and the plaza. Adding an access to Bridgestone/Firestone would impact parking and greenspace.
6. A stop sign will be added to the rear cross access, good suggestion.
7. A catch basin or trench drain wasn't provided at the northern access point to capture runoff because there's a catch basin that sits within the plaza. This concern will be addressed by adding a trench drain to capture the runoff into the McDonald's storm water system and treated prior to discharge.
8. Building roof drains and downspouts are being tied into the storm sewer system.
9. A comment will be added to the plans for a cleanout at the easement line.
10. The water supply line to the dumpster is after the backflow; it's not a separate line.
11. The lighting plan has been revised to meet the foot-candle requirements at the pavement edge of the north and south access points. The ratio is under 6:1.
12. See #11

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Town Engineer Comments Cont.

13. A note regarding notification to the Town Sewer Department will be added to the plans.
14. Discrepancies between the plans and the Storm Water Report will be corrected.
15. Discrepancy with the impervious cover will be corrected and the SWPPP updated.
16. The Stormwater Maintenance Agreement with the Town will be entered into by the owner and made part of the SWPPP.

Mr. Monno suggested moving the rear access to the east, making it more in line with the rear exit to the north of the shopping plaza. The proposed rear access is right in the traffic pattern. Also, he asked for clarification of the time it takes from when the order is taken to the delivery of the food. Mr. Bebout stated he believes it is about two minutes from when someone enters the site to when the food is delivered. By adding the two lanes, more orders can be processed. Mr. Monno is concerned with the few parking spaces along the building, which could be a problem during busy times. Mr. Bebout stated he can't say that the drive-thru cars waiting won't block the parked cars during busy/peak times, but with the new technology, the ordering process is a lot faster, thus reducing the number of times that will happen.

Mr. Oberst asked if any comments have been received from the DOT. Mr. Bebout stated none to date.

Mr. Bebout revisited Mr. Monno's first question, regarding moving the rear access to the east. He commented that it would be a problem because customers will try to enter the drive-thru lane at that point and prevent people from exiting at the rear access.

Mr. Minor questioned the dumpster detail and whether it is satisfactory regarding what it is made of and what it looks like. Mr. Bebout stated it would match the building; it's very nice.

Mr. Minor asked about the storm water runoff, as far as the snow melting along the eastern edge, and if it would flow back across the parking lot as it does now. Mr. Bebout stated the runoff would drain off the grass into a concrete gutter and into a basin keeping the runoff away from the building.

Mr. Minor asked the Town Engineer if the lighting detail on the plan is satisfactory. Mr. Oberst stated yes. Mr. Minor is trying to prevent what happened with the Burger King project. A "bubble" lens was substituted when the lighting fixtures were installed, which isn't in compliance with Town code.

Mr. Minor stated, in reference to the landscaping plan along the eastern edge, there is a clumping of trees. Is there any reason why the trees couldn't be spread out along the eastern edge? Mr. Bebout stated no specific reason, only that McDonald's doesn't want to block the view of the building, especially after losing the golden arches. Mr. Minor would like to see the trees spread out more symmetrical; balance the trees between the three light poles. Mr. Bebout agreed.

Mr. Minor asked for clarification regarding the signage. Mr. Butler stated it has been taken care of. There will be only signage on the front of the building.

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

WHEREAS McDonald's USA LLC has applied to the Town of Sweden Planning Board for amended site plan approval for a replacement building at 6500 Brockport-Spencerport Road, and

WHEREAS the Planning Board has reviewed the application for site plan approval, the Project Information Form, the comments of the Town Engineer, the Environmental Conservation Board, the Fire Marshal, and the Monroe County Department of Planning and Development, and the comments of the public hearing of February 9, 2009,

NOW, THEREFORE, BE IT RESOLVED, that the McDonald's amended site plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 7

The meeting was adjourned on motion at 8:30 p.m.

Planning Board Secretary