

**TOWN OF SWEDEN
Planning Board Minutes
February 22, 2010**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 22, 2010, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: William Hertweck

Also present: James Oberst, P.E., MRB, Kris Schultz, P.E., L.S.

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. Dollard, that the minutes of February 8, 2010, be approved.

Ayes – 6

Northview Subdivision and Site Plan – Section 2. Goldenhill Lane. 083.01-1-27

Mr. Kris Schultz addressed the Board. Mr. Strabel asked if the overall concept was previously approved. Mr. Schultz stated an overall preliminary design was done for the project and reviewed by the Board. He added the development is moving slowly, but will continue down the hill (gravity drain) to make the connection to the Town Park.

Mr. Oberst asked how was the water pressure. Mr. Schultz stated the water pressure is in pretty good shape due to the improvements done by MCWA on Fourth Section Road. There is no need to loop at this time.

Mr. Monno asked how many lots are left. Mr. Schultz stated a lot for the whole development, about 190. Section 1 has about 5 houses built. Mr. Northrup is anticipating that home sales will pick up so he wants to be ready with site approvals.

Chairman McAllister stated during the rezoning of the property, an environmental motion was granted by the Town Board.

Moved by Mr. Hale, seconded by Mr. Minor, that the Northview Subdivision and Site Plan – Section 2 be accepted for review.

Ayes – 6

The public hearing will be March 22, 2010.

Alexander Subdivision and Site Plan. Capen Road. 113.01-1-4.4

The engineer has requested the Chairman's signature be updated for filing purposes.

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

WHEREAS, the Alexander Subdivision and Site Plan located on Capen Road was approved contingently on October 26, 2009, and the mylar signed on December 14, 2009, and

WHEREAS, an updated signature has been requested,

NOW, THEREFORE, BE IT RESOLVED, that the approval be updated.

Ayes – 6

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OTHER

Chairman McAllister discussed a possible change to regulations for commercial development relative to parking. Currently, 5 parking spaces are required for every 1,000 sq. ft. of retail space. He added that 5 spaces works well for high volume businesses, such as Wegmans and Wal-Mart, but is not needed for low or medium volume retail environments.

Mr. Hale suggested identifying the square footage of a store and lowering the parking by one or more spaces. Chairman McAllister stated that the code must be modified either by changing the square footage or creating definitions for low, medium and high retail. Mr. Minor stated there could be an issue if the usage of a retail building changes. Chairman McAllister stated the applicant would have to reapply to the Planning Board.

Mr. Strabel suggested that the amount of required parking spaces be the same, but only pave what is needed per definition of a low or medium volume business, which would result in landbanking spaces and more green space. If there weren't sufficient property to landbank spaces, then an area variance would be needed.

The meeting was adjourned on motion at 7:30 p.m.

Planning Board Secretary