

**TOWN OF SWEDEN
Planning Board Minutes
February 27, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 27, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, William Hertweck, Craig McAllister, Mathew Minor

Absent: David Hale, Arnold Monno, Edward Williams

Also present: James Oberst, Town Engineer, Whitney Autin, ECB, Kip Finley, James Glogowski, Joseph and Tammy Clarke, Chris and Maria Delle Fave, and please see attached attendance sheet.

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

Correspondence passed to members for review.

Delle Fave Subdivision & Site Plan. West Avenue. 068.01-2-3.2

Mr. Kip Finley, Avery Engineering, addressed the Board. He introduced Mr. & Mrs. Chris Delle Fave, owners of the property on Brockport-Holley Road or West Avenue. Mr. & Mrs. Delle Fave would like to build a single family home. The plans are for subdivision and site plan approval. The property was surveyed by Myron Brewster and an instrument map is attached to the plans. The goal is to have Mr. Brewster certify the boundary on the plans in order to receive subdivision approval from this Board, and subsequently, file the plans with the County.

Mr. Finley explained that there is an existing graveled driveway that was put in when the property was logged. The driveway will need to be improved per code. There will be a conventional septic system. The applicants wish to save as much of the woods as possible. State and Federal wetlands have been mapped on the plans and the proposed home is located away from the 100 ft. buffer to the wetland.

Mr. Minor asked if the site was serviced by public water. Mr. Finley stated well water. Mr. Minor stated he didn't see the water note regarding water quality/quantity on the plan. Mr. Finley will contact the Clerk for that note.

Mr. Minor asked Mr. Sanford, Fire Marshal, to go over the required driveway specs. Mr. Sanford stated if the driveway is 250 ft. or less, the width should be 12 ft., but if it is over 250 ft., the driveway should be 14 ft. wide with a bubble, 12 ft. x 40 ft. minimum.

There was some discussion as to when the property was subdivided. The property is located between a parcel with an old farmhouse, and a church that was built in approximately 1970 – 1971.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Delle Fave Subdivision & Site Plan be accepted for review.

Ayes – 4

The Public Hearing will be March 27, 2006.

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Ledgedale Resubdivision. 4875 Sweden Walker Road. 084.04-1-25.2, 084.04-1-25.17 (part of)

Mr. Jim Glogowski addressed the Board. Mr. Kepler owns both lots and is proposing to combine the two into one with no new development. Lot 2 has an existing home on it and the lot to the north has a metal pole barn.

Mr. Minor asked that the label, Town of Clarkson, be changed to Town of Sweden. The Clerk stated that a signature block should be added to the plans.

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that the Ledgedale Resubdivision be accepted for review.

Ayes – 4

The Public Hearing will be March 27, 2006.

Proposed Auto Repair Business. 7617 Fourth Section Road.

Mr. and Mrs. Clarke addressed the Board. Mr. Clarke explained that he would like to obtain his retail dealer's license and use it to sell vehicles at his house as a side business. Mr. Clarke has a large shop on his property that he would only use to service the vehicles he would be selling. The shop would not be used to repair vehicles for the public. The type of repairs would include tire/brake tune-up and clean-up inside and outside. There would be no storage of chemicals or paint outside what an average garage would have. Mr. Sanford stated that the applicant would have to meet with the Building Inspector and himself to go over in detail the type of repairs that would be done.

Chairman McAllister asked if the cars to be sold would be kept in the back of the shop. Mr. Clarke stated he could, but would prefer to have a 15 ft. x 20 ft. stoned pad approximately 75 ft. back from the road to put two cars. This should also be discussed with the Building Inspector/Fire Marshal.

Mr. Oberst asked what type of shoulder there was, and if it would be sufficient for customers to pull off and park in order to look at the cars for sale. Mrs. Clarke stated the cars would be able to pull into the driveway and proceed around the house and out the driveway again. Mr. Oberst suggested a sign be put up instructing the customers to exit this way.

The meeting was adjourned by motion at 7:50 p.m.

Planning Board Secretary