

**TOWN OF SWEDEN
Planning Board Minutes
February 27, 2012**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 27, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: James Oberst, MRB, Kris Schultz, Schultz Associates, Kasey R. Stettner, Kayle Stettner, Daryl Carmichael, Walter Breese.

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of February 13, 2012, be approved.

Mr. Hale stated he thought Mr. King planned to attend the Comprehensive Plan meeting to discuss his request to change the Town's five-acre requirement. Also, Mr. Hale asked if a MCDOT meeting was held with the applicants of the Bedard Subdivision and Site Plan since it wasn't on the agenda. The Clerk stated the meeting didn't happen.

Ayes – 7

Moved by Mr. Hertweck, seconded by Mr. Strabel, that the regular meeting be adjourned to the public hearing.

Ayes – 7

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

Sweden Corners Plaza Amended Site Plan. Subway Restaurant Addition.

Mr. Kris Schultz addressed the Board. This application is for a Subway Restaurant on the south side of the existing plaza building. A small addition with drive-thru lanes is proposed. There will also be traffic flow improvements to the site.

Chairman McAllister asked if there were any comments, questions or concerns. There were none.

Moved by Mr. Strabel, seconded by Mr. Monno, that the public hearing be adjourned to the regular meeting.

Ayes – 7

Kasey R. Stettner Subdivision & Site Plan. Beadle Road. 099.04-1-11.1

Mr. Kayle Stettner addressed the Board. He explained the applicant is proposing to construct a barn on a 31-acre vacant lot. The purpose for the barn is for equipment storage.

Chairman McAllister asked what parcel was this property subdivided from. Discussion followed that the land had been in the family for years and that it belonged to the applicant's grandfather. The land does not go all the way to Salmon Creek Road and has a separate tax account number.

**TOWN OF SWEDEN
Planning Board Minutes
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Chairman McAllister explained that land was divided different ways years ago, and one common way was to just sell parcels by deed. The State decided that couldn't be done any longer because landlocked parcels were being created, and that the sale of land must go through subdivision approval at the municipality where the property was located.

Moved by Mr. Minor, seconded by Mr. Dollard, that the Kasey R. Stettner Subdivision and Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be March 26, 2012.

Butler Site Plan – Lot 10. 707 Shumway Road. 084.03-1-44

The Town Engineer signed the map. Mr. Carmichael is requesting final approval.

Moved by Mr. Hale, seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of Lot 10 of the Butler Subdivision, located at 707 Shumway Road; and

WHEREAS, the Planning Board held a public hearing on October 24, 2011, and all persons wishing to be heard were heard; and

WHEREAS, the Planning Board determined at that meeting that the Butler Site Plan, Lot 10, was an unlisted action which will not have a significant impact on the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Butler Site Plan, Lot 10, be approved contingent upon receiving all required signatures, and the Chairman be authorized to sign.

Ayes – 6

Abstain – Mr. Minor

Sweden Corners Plaza Amended Site Plan. Subway Restaurant Addition.

Chairman McAllister continued review of this application. Mr. Kris Schultz explained that he received the review comments from the Town Engineer and Fire Marshal late last week and there wasn't enough time to address them before tonight's meeting.

He added the biggest concern is the width of the traffic lanes and related traffic issues. An updated drawing was presented. It was suggested earlier today that the possibility of relocating the guy wires would help in obtaining 10 ft. wide lanes. An application would have to be made to National Grid, which is a very expensive modification.

Chairman McAllister asked if the greenspace requirement would still be met with the separate drive-thru island. The answer was yes. Mr. Schultz noted that additional site improvements were approved with previous site plan applications, but never completed to date. Mr. Schultz reiterated that even though GBR Management is the property owner, he is representing Subway and asked what previously approved changes would Subway be responsible to complete.

The most significant change is the relocation of the curb cut south of Rte. 19. Mr. Hale stated it is much easier to get out of the plaza from Rte. 19 with the old Wal-Mart closed. Mr. Hale plans to drive around the site tomorrow to review the proposed application.

**TOWN OF SWEDEN
Planning Board Minutes
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The Town Engineer is also concerned with the traffic coming out of the plaza heading west. The traffic configuration doesn't make sense.

Mr. Schultz would like to return to the next meeting to discuss further.

Northview Subdivision – Section II

Mr. Kris Schultz addressed the Board. He stated that the late Mr. Northrup was waiting for the sale of lots to pick up and never filed Section II with the County. The Chairman's signature has expired and needs to be updated in order to record the map.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Chairman be authorized to update his signature on the Northview Subdivision – Section II, last approved on June 22, 2010.

Ayes – 7

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

Planning Board Clerk