

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**March 13, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 13, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: David Hale, William Hertweck, Craig McAllister, Arnold Monno

Absent: Ellen Bahr, Matthew Minor, Edward Williams

Also present: James Oberst, Town Engineer, Whitney Autin, ECB, Kris Schultz, Bernie Schmieder, Mary Kay Genthner, John Rhodes and please see attached sign in sheet.

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

Correspondence passed to members for review.

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

Ayes - 4

The Chairman read the notice of public hearing and affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the public hearing.

**ABVI – Goodwill Subdivision & Site Plan. Transit Way. 084.01-1-1.119**

Mr. Kris Schultz addressed the Board. The proposed building will be located immediately south and adjacent to the new Wal-Mart building. The plan is to service the building off a future R.O.W. that will be an extension of Transit Way to the east. The new building will be 25,695 sq. ft. with parking generally in the front. There will be vehicular access all around the building to facilitate fire trucks with loading docks off the back. The plans show more parking spaces than what is required, but the applicant has asked for as much parking as possible based on experience that Goodwill has had with similar locations. The building will be serviceable by all utilities. This building lot will be part of the Transit Way development and will discharge storm water into the storm water detention pond on the west side of Transit Way, which was recently improved.

The site will be developed with normal landscaping and lighting plans. Monroe County Planning & Development and the Town Engineer have reviewed the plans. Mr. Schultz offered to answer any questions at this time.

Stacy Massaro of Spencerport – Ms. Massaro asked what was the purpose of this building.

Ms. Gidget Hopf explained that Goodwill has been in existence for 95 years. About 13 years ago, a mission to provide training to help the visually impaired was established. The goal is to produce enough revenue to support that mission. There is a need to move our business into the suburbs. There will be a community room for the public to use. Every store has a convenient drop off center. Goodwill is basically a retail store selling second hand goods and donated goods. Goodwill is very community oriented.

Joel Yager of Hamlin – Mr. Yager asked if there would be truck service for pickup of donated merchandise.

Ms. Hopf stated there isn't a truck pick-up service because of the convenient drop off center. Mr. Yager asked about the community room inside the store. Mr. Rhodes explained that the store uses approximately 1,000 sq. ft. of space for the community room. There is a vision van that goes out into the community to do vision screenings for the elderly. Also, a few local optometrists have agreed to work with Goodwill to do the vision

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screenings. There will be a full kitchen for people to use, but the kitchen will primarily be used to teach life skills training.

Mr. Yager asked what is the expected opening date. Mr. Rhodes stated end of October, early November.

Ms. Massaro asked if the community room would be used by the visually impaired only. Mr. Rhodes explained that the visually impaired are priority, but the room will be available to others.

Ms. Massaro asked what is sold at the store. Ms. Hopf stated mostly household goods and clothing. Goodwill does not sell large pieces of furniture. If you can carry it in two hands, Goodwill will accept it.

Ms. Massaro asked if the community room would be free of charge to use, and Mr. Rhodes stated yes. Mr. Rhodes added that all funds stay in the County.

Chairman McAllister asked to see the architectural drawings. Shown was a proto-type store with the front façade being masonry and the entry way split face and painted. Color samples were shown. The Goodwill logo was shown and is located on the front of the building. The metal siding goes all around to the back of the building to a donation area/door.

Mr. Monno asked for clarification regarding the acceptance of donated items. The main entrance is not used for drop off of donated items. There is a separate location where someone meets you. The loading docks are for the 20 ft. vans delivering goods.

Mr. Monno asked to see the traffic pattern for trailers. Mr. Schultz explained there are two ways for trailers to enter the site. The right side of the building is 40 ft. wide.

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

Ayes - 4

**Duryea Subdivision – Lot 2. Lake Road/Duryea Drive. 083.02-1-12.101**

Mr. Bernie Schmieder addressed the Board. Mr. Duryea would like to subdivide a parcel of land off his property near the existing Aldi's store. A few years ago, Lot 1 was subdivided, and Aldi's store and Duryea Drive were created. There is interest in purchasing Lot 2 for commercial development. The remaining land has frontage on Fourth Section Road and Bader's Way. Sewer, water, electric and gas are available. The parcel is zoned properly.

Chairman McAllister commented there once was an area of land on that Lot 2 designated for a large detention facility. Mr. Schmieder located it on the plan, but it had been removed from Lot 2 to the remaining lands. Mr. Oberst stated it was originally suppose to service Lot 2 and part of the remaining lands.

Chairman McAllister asked if there is a potential buyer for this lot, and have building setbacks been met. Mr. Schmieder commented there is interest in this parcel and there is enough room for an 80 ft. wide building.

The Clerk stated that a signature line for the Town Engineer should be added to the Signature Block.

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Moved by Mr. Monno, seconded by Mr. Hertweck, that the Duryea Subdivision – Lot 2 be accepted for review.

Ayes – 4

The Public Hearing will be April 10, 2006.

**Ledgedale Airpark Subdivision - Resubdivision. Sweden Walker Rd./Eisenhauer Dr. 084.04-1-25.11, 25.121, 17.1, 17**  
Ms. Mary Kay Genthner addressed the Board. Mr. Walt Eisenhauer is requesting to subdivide three parcels off two large parcels and to resubdivide his own parcel by relocating the existing driveway onto his daughter's parcel. The plans show how the airport will look after the subdivisions take place. Lot 3 will be subdivided on the south side of Eisenhauer Drive and Lot 5 will be on the north side of Eisenhauer Drive from the main airport property. Lot 4 will be fronting on Shumway Road off of Lot 2. Mr. Eisenhauer's property and Lot 2 will be resubdivided so that Michelle Eisenhauer's entire driveway is located on her parcel.

Chairman McAllister stated that Lot 3, 1.225 acres, and Lot 4, 1.025 acres, may be legally subdivided and sold, but the lots are not developable at this time due to the lots having less than the required acreage/frontage to build. Mr. Eisenhauer should be aware of this information. Ms. Genthner stated she would discuss it with him.

Mr. Monno asked should the Board then approve these subdivisions. Chairman McAllister stated the lots, for example, could be sold to add to another parcel without additional development. Ms. Genthner added that Mr. Eisenhauer plans on rezoning some of the parcels, and is following the Town's request that the parcels be subdivided first.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Ledgedale Airpark Subdivision be accepted for review.

Ayes – 4

The Public Hearing will be April 10, 2006.

**ABVI – Goodwill Subdivision & Site Plan. Transit Way. 084.01-1-1.119**

The Board continued review of this application.

Chairman McAllister stated that all sides of the building must be the same material. Mr. Schultz asked what type of material is requested and it was stated split face or finished texture. Chairman McAllister reiterated that for retail structures in the Town of Sweden, it is required that presentation of the front façade be the same on all other sides of the structure. Chairman McAllister added that paneling with paint might be cheaper. Mr. Rhodes asked why does the backside have to be the same. Chairman McAllister stated the backside of this building would be visible to the residential area to the east.

Mr. Monno asked Mr. Schultz to explain the trailer traffic pattern for this development. Mr. Schultz showed that the trucks would have a straight shot to the loading docks. There will be handicap parking in front with additional customer and employee parking on the side. Landscaping was shown.

Chairman McAllister asked if the color scheme would be earth tone shades, which would blend in better with the new Wal-Mart design. Mr. Hale stated a brownish/beige color would work. Mr. Hale confirmed that there are no HVAC units on the roof.

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Mr. Monno asked what are the hours of the building. Mr. Rhodes stated Monday through Saturday, 10 a.m. – 9 p.m and Sunday, 10 a.m. – 6 p.m.

Mr. Monno asked Mr. Schultz to explain the lighting for the development. Mr. Schultz commented there would be boxed lighting, 20 ft. high.

The subject of parking spaces and having more spaces than what is required was discussed. Mr. Hale stated that the use of parking spaces might change in the future. Mr. Whitney Autin, ECB, believes that Goodwill doesn't need that many parking spaces, and that it will end up similar to Bill Gray's minimum use of all the parking available.

Fire Marshal's comments:

- Mr. Schultz received the Fire Marshal comments, and after review stated the comments are straightforward and standard. The comments will be addressed.

Dept. of Planning & Development/DRC comments:

- Mr. Schultz stated that there are no wetlands on this site and that the County reviewed the whole site not just the project site. Other comments are standard.

MRB comments:

- Mr. Schultz will submit updated elevations. Trash compactors are located inside and screened.
- Mr. Schultz reviewed possible options for access into the lot; the current proposed access at the end of Transit Way or at the eastern end of the property where traffic could exit into the Wal-Mart access drive. ABVI would prefer to keep it where it is proposed at the southern end of Transit Way due to the ease of development.
- Mr. Schultz will submit water and post development drainage calculations.
- A SWPPP and NOI will be provided for this site.
- The Town of Sweden Building Inspector's name will be updated on the plans.
- The justification to support 132 parking spaces is based on other sites, communities comparable to this one.
- Gas service is proposed for this site and plans have been submitted to RG&E and the location/point of connection will be indicated on the plans.
- Mr. Schultz stated the applicant does not wish to open cut any new road utility crossings.
- Electric service will be shown as either overhead or underground once determined.
- Dumpsters will be located at the back by the loading docks, no exterior dumpsters.
- The storm sewer will handle roof drainage.
- Existing storm sewer will connect to the new improved pond.
- There will be a retaining wall along the back portion of the loading dock.
- A separate sedimentation and erosion control plan will be provided.
- Correction to Landscaping Note #1 will be made.
- Dark sky compliant note will be noted on the plans for proposed site lighting.
- The Rip-Rap Detail will be removed from the plans.

Mr. Schultz commented on the issue of when dedication of the Wal-Mart road will happen. Mr. Schultz explained that once a subdivision is approved, the applicant posts a letter of credit for that road to be dedicated

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and crushed stone is put down in order to get on the site. A building permit is then obtained to start construction and before a certificate of occupancy is issued, binder is put down.

Chairman McAllister stated the Board is pushing hard to get the road dedicated before construction begins.

Mr. Schultz stated the option of providing another entrance might be necessary. Chairman McAllister stated that Wal-Mart would have dedication done before the certificate of occupancy is issued.

Mr. Rhodes stated as soon as the road is started, Goodwill could start its construction. Chairman McAllister stated Goodwill must get all approvals first.

Mr. Schultz asked the Board to be creative in order to avoid unnecessary delays in starting construction of the Goodwill store. Chairman McAllister stated a lot of other work can be done while waiting for the Wal-Mart store to be completed.

Mr. Monno asked what are the chances of the building being moved up. Mr. Schultz stated it could be done if the project didn't have to have the required 25 percent green space or if the parking space requirement could be less than what the code states. Mr. Hale stated the 25 percent green space requirement would not change.

Mr. Monno asked Mr. Schultz to show the Board at the next meeting how it would look on the plan with the building moved up and what would happen to the cut. Mr. Schultz stated he would provide that detail as well as address all the ECB's comments.

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

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**Planning Board Secretary**