

**TOWN OF SWEDEN  
Planning Board Minutes  
March 26, 2007**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 26, 2007, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

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

Absent: David Hale, Ellen Bahr

Also present: James Oberst, MRB, Whitney Autin, ECB, Christian Brunelle, James Glogowski, A.J. Barea, Harold Mundy

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 minutes of March 12, 2007 be approved.

Ayes – 5

**Delorenzo Subdivision & Site Plan. 444 Shumway Road. 084.03-1-12.11**

Mr. James Glogowski addressed the Board. The DOH has reviewed the plans and made a change to the septic system. The leach field layout has been changed from 6 lines to 3 lines. MC Water Authority has approved the plans.

The drawings are being reviewed by the DOH and approval will be given after the Town gives preliminary/final approval. The Town Engineer is okay with the plans.

Moved by Mr. Monno, seconded by Mr. Dollard, that the Delorenzo Subdivision & Site Plan be given preliminary approval.

Ayes – 5

Mr. Glogowski asked for final approval. Chairman McAllister stated final approval could not be given until the DOH had signed off on the plans.

**Brockport Byrne Dairy/Gas Station Amended Site Plan & Special Use Permit E. 5550 Bkpt-Spen Rd. 085.01-1-3.2**

Mr. Christian Brunelle addressed the Board and distributed updated plans. DOT issues have been resolved and are shown on the plan as follows: show more signage to utilize Sweden Walker Road, add striping to the driveways to show definitive drive lines, remove several pine trees per DOT's request to have clear sight vision from the pumps to the Sweden Walker ingress/egress.

Mr. Hertweck asked if there were any restrictions on the Rte. 31 ingress/egress. Mr. Brunelle stated there were none. Chairman McAllister asked about moving the trees shown on the plan. Mr. Brunelle stated those are existing trees.

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**March 26, 2007**

Mr. Dollard asked if there would be additional lighting provided at each driveway to help at nighttime. Mr. Brunelle stated the only lighting proposed is the one at each driveway. Also, all lighting is spill control, which is shown on the lighting plan previously submitted.

Mr. Minor confirmed that there would be a shared access driveway agreement between Byrne Dairy and Mr. Sodoma. The agreement will run with the land and also serve as a drainage easement too.

Mr. Brunelle stated the original intent was to reuse the existing raised bed system, but it is now shown on the site plan to be abandoned and replaced. There is a MCDOH law that says all raised bed septic systems must be 100 ft. from each property line. As a result, an ATU (aerobic treatment system) must be installed. Chairman McAllister wasn't aware of that law. Mr. Oberst thought that law was for commercial properties only. The plan with the new aerobic system was taken to the DOH and a letter was received stating the plan is adequate with only a few minor revisions that have to be made.

Mr. Brunelle explained that the owner is in a hurry to close on the property and Byrne Dairy has already held a site meeting with contractors.

Mr. Oberst asked for a copy of the lighting contour plan. The Clerk gave him a copy.

Mr. Dollard asked if there would be a "no left-hand turn" sign for truckers turning onto Rte. 31? Mr. Brunelle stated there isn't any, but there will be signage steering traffic to exit onto Sweden Walker Road. Mr. Dollard is concerned about that. Mr. Brunelle agreed to put up a sign stating "no left-hand turn" for trucks. Mr. Minor added that if turning left onto Rte. 31 from the parking lot is a problem so would turning left from the east into the parking lot.

Mr. Monno asked if there was a special plan for fuel deliveries? Mr. Brunelle stated the fuel deliveries are outsourced. He showed him where the trucks/tanks would be and that filling could take place on 10 sides before there was a conflict. Mr. Monno stated that would block the tank side to the pumps. A vehicle could squeeze through, but Mr. Brunelle wouldn't recommend it. Mr. Brunelle added that a fuel delivery takes about 30 minutes from start to finish.

Mr. Oberst asked how the dumpster would look? Mr. Brunelle stated it would be the same as originally proposed in the booklet. It will be a chain link fence with vinyl slats the same color of the building.

Mr. Monno asked about the separation distances for the disposal system. On the map, it has 10 ft. from the property line, not 100 ft. Mr. Brunelle stated the DOH was very adamant about the 100 ft. Mr. Monno asked for the map to be corrected. Mr. Brunelle agreed. Mr. Monno suggested looking at the culvert pipe and open distances as well.

Mr. Oberst asked what was the status with the MCWA as far as the RPZ. Mr. Brunelle stated the MCWA requires an inside floor plan to move the RPZ back valve which will be completed.

Mr. Minor showed a picture of the proposed dumpster. Chairman McAllister stated to be consistent with every commercial development that's been reviewed in the past ten years, a stone or wood-type barrier has been required around dumpster enclosures, and that the barrier material of the enclosure should match the building as close as possible. Mr. Brunelle added that the existing building is vinyl sided and a wood dumpster enclosure wouldn't match as well as the proposed chain-link fencing with vinyl slats. Chairman McAllister requested 4

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**March 26, 2007**

by 4 posts with composite material matched to the color of the building. Mr. Brunelle explained that this is a feasibility project. The Planning Board's responsibility is to have an aesthetically pleasing building for a premier location in the Town. Before final approval can be given, the plan should show a dumpster enclosure detail with a composite or better-dressed material. Mr. Brunelle asked if the Board could suggest places to look for that type of enclosure. Mr. Minor suggested looking at Family Video, Midas Muffler, and Holiday Express.

Mr. Monno asked if the Board should have a special meeting so that the DOH has time to sign/stamp the plan and so that the dumpster enclosure detail can be added. The Town Engineer is satisfied after receiving the lighting plan and the dimensions of the parking stalls. Chairman McAllister stated there would be conditions to the final site plan approval.

Moved by Mr. Hertweck, seconded by Mr. Dollard, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, Highway Superintendent, Fire Marshal, and the Environmental Conservation Board, the Planning Board determines that the Byrne Dairy Amended Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 4  
Abstain – Mr. Minor

Moved by Mr. Hertweck, seconded by Mr. Dollard, that having reviewed the Project Information Form, and comments from the Environmental Conservation Board, that the Byrne Dairy application for Special Permit E is an unlisted action that will not have a significant impact on the environment.

Ayes – 4  
Abstain – Mr. Minor

Moved by Mr. Hertweck, seconded by Mr. Dollard, that the Byrne Dairy application for Special Permit E be granted approval.

Ayes – 4  
Abstain – Mr. Minor

Moved by Mr. Monno, seconded by Mr. Dollard, that the Byrne Dairy Amended Site Plan be approved contingent upon receiving the corrected dumpster enclosure design, Monroe County Department of Health's signature, and all other required signatures, and the Chairman be authorized to sign the mylar.

*Mr. Oberst asked if the MCWA would be signing the plans approving the water service? Mr. Brunelle stated that the MCWA wouldn't be signing the plan, but will approve the RPZ and the contact with the plumber, which happens much later down the road. The RPZ approval is handled separately, but won't be finished before site plan approval. There isn't individual water service to the site; it is piggybacked off Sodoma's connection. **Mr. Oberst stated it should be noted that the Town receive a copy of the approved RPZ report.** Mr. Brunelle agreed.*

Ayes – 4  
Abstain – Mr. Minor

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**March 26, 2007**

**Slattery-Doe Subdivision. 6437 Redman Road. 113.03-1-10.11, 113.03-1-11**

Mr. Barea addressed the Board requesting final approval. Mr. Oberst is ready to sign the mylar.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the final public hearing be waived, the Slattery-Doe Subdivision be granted final approval contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Ayes - 5

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

---

**Planning Board Secretary**