

**TOWN OF SWEDEN  
Planning Board Minutes  
April 9, 2012**

**APPROVED**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 9, 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: Adam Cummings, MRB, Kris Schultz, Schultz Associates, 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 March 26, 2012, be approved.

Ayes – 7

**Sweden Corners Plaza Amended Site Plan. Subway Restaurant Addition – Phase II.**

Mr. Kris Schultz addressed the Board. At the last meeting, Phase I was approved in order to keep things moving and to allow Mr. Breese to start construction. He added that the variance for the required 7½ ft. buffer from the property line to the pavement was approved by the Zoning Board of Appeals on March 29, 2012, and so noted on the plan.

**MRB Comments**

1. Area variance referenced on sheets one and two of the plan.
2. Reflective marker posts have been shown on four corners of the curbed island and drive-thru.
3. Speed bumps added prior to bend for the northbound lane for truck traffic. Speed bumps are rubberized and removed during winter for plowing purposes.
4. Grading plan, sheet #2, shows “rip-rap” with weed barrier. Mr. Monno stated looking down from the Golden Eagle, there’s not a lot of room at the Subway site for truck traffic and parking. Mr. Breese spoke with the owner of the plaza, and Nick, owner of Two Brothers, to clarify that per the owner, employees should park out front instead of in the back.
5. Mr. Schultz stated that Subway and Two Brothers would share dumpsters. Mr. Breese will pay for one of Two Brothers’ dumpsters.

Chairman McAllister asked the Town Engineer if there were any outstanding issues. There were none.

Mr. Dollard asked if the applicant was still working on moving the National Grid utility pole. Mr. Schultz stated yes, but the cost is unknown, most likely, three to ten thousand.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of Phase II of the amended site plan of the Subway Restaurant addition, part of Sweden Corners Plaza, 6515 Brockport-Spencerport Road; and

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WHEREAS, the Planning Board determined on March 12, 2012, that the proposed addition is an unlisted action which will not have a significant impact on the environment; and

WHEREAS, the Phase II addition received an area variance on March 29, 2012; and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer per an email dated April 5, 2012;

NOW, THEREFORE, BE IT RESOLVED, that the Phase II addition be approved contingent upon receiving the required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 5  
Nay – Mr. Minor  
Nay – Mr. Strabel

Mr. Monno stated that the Planning Board is approving a new concept; however, it may or may not work.

Mr. Monno wanted to clarify his point regarding the finished floor elevation as stated in the March 26, 2012, minutes regarding the Stettner Subdivision and Site Plan. He added that the first floor elevation should be noted on the plan as higher than the outside contour at 102 with either a gravel or finished floor. Mr. Schultz stated he would follow through and make sure that change is added to the plan.

Mr. Strabel stated that it should be noted in the minutes regarding the Subway addition that all site work must be completed before a certificate of occupancy/compliance is issued for the drive-thru. He suggested that a second permit be issued for the site work.

Mr. Breese confirmed that he is willing to work through anything to get the drive-thru done and will not use it until the site work is finished.

Mr. Minor asked if the Building Department/Code Enforcement Officer could check out the Dunkin Donuts at the Hess Gas Station to make sure the “do not enter” signs are on-site. The Clerk would pass this information on.

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

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**Planning Board Clerk**