

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 14, 2003, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Craig McAllister, David Hale, Edward Williams, Terrin Hover, Ellen Bahr and William Hertweck.

Absent: Arnold Monno.

Also present: Jim Oberst – MRB, Jerry Foster and Whitney Autin – Environmental Conservation Board, Mr. & Mrs. Harry Shifton, Jim Glogowski, Mel Farmer and Brian Sorochty.

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

Correspondence passed to members for review.

Moved by Mr. Williams, seconded by Mr. Hale, that the minutes of March 24, 2003 be approved as amended:

- On page two, during the Wal-Mart Supercenter review, Mr. Hale's point regarding the base line established by Wegmans for large commercial development refers to architectural, landscaping, traffic control and overall site plan design.
- On page four, during additional discussion of the Wal-Mart Supercenter review, Mr. Hover's concern about "20 percent vacancy in retail properties" should read "20 percent chronic vacancy". That statistic should be referenced to page 17 of the TOWN OF NORTH ELBA PLANNING BOARD STATEMENT OF FINDINGS AND DECISION PROPOSED WAL-MART STORE, dated January 9, 1996.
- On page four, during additional discussion of the Wal-Mart Supercenter review, Mr. Anthony Cuchiara identified himself as a labor union representative of Tops and Rite Aid employees. Mr. Cuchiara also expressed opposition to the Wal-Mart Supercenter proposal.

Ayes – 6

Mr. Hover also pointed out that although Wal-Mart's legal representative Neal Madden stated in the March 24, 2003 minutes that "Wal-Mart doesn't feel that it can meet its objectives by staying in the current plaza," the Planning Board has not been supplied with a list of Wal-Mart's objectives.

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.

Merrill Estates Lot 9 Resubdivision. Beadle Road. 098.04-1-29

Engineer Jim Glogowski presented plans for a three-lot subdivision. No site plans are proposed at this time.

There were no public comments.

Moved by Mr. Hover, seconded by Mrs. Bahr, to adjourn the Public Hearing to the regular meeting.

Ayes – 6

Rusin Subdivision. 1075 West Sweden Road. 097.04-2-13.

Engineer Brian Sorochty presented a plan dividing the 55-acre parcel into a 4.98 acre building lot and an approximate 50-acre remaining lands lot. He told the board that the applicant's bank prefers to finance a home on a "builder's lot", not such a large parcel as first proposed. Mr. Sorochty said the engineering for the site has not changed at all since the original one-lot application was made.

He said the site requires a modified raised fill system. He said 4.98 acres is sufficient for that system.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Rusin Subdivision/Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be held May 12, 2003.

Tim Hortons Restaurant Subdivision and Site Plan. Fourth Section Rd. 083.02-1-15.

Engineer Mel Farmer presented plans for an approximate 2,800 sq. ft. restaurant on a parcel to be subdivided from the Econolodge. Mr. Farmer said the building will be constructed of red brick with cream accents. The restaurant will share a driveway with the Econolodge.

Mr. Farmer asked about the Econolodge pylon sign which will actually be on the Tim Hortons' parcel once the subdivision is complete. Mr. McAllister said the Planning Board has not dealt with that issue before. The Planning Board told Mr. Farmer that Tim Hortons could have more than one sign on the building.

The exterior lighting design has not been submitted yet.

Moved by Mr. Hover, seconded by Mr. Williams, that the Tim Hortons Subdivision and Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be held May 12, 2003.

Merrill Estates Lot 9 Resubdivision. Beadle Road. 098.04-1-29.

Mr. Hale asked if this action would create any undeveloped lots considering the wetlands and buffer area.

Mr. Glogowski said the wetlands are towards the back of the properties and there is plenty of room on each lot for a home.

The name Wumpton still must be changed to Mumpton. Mr. Glogowski presented the original Merrill Estates Subdivision Plan to show the status of the Mumpton parcel (098.04-1-10) at that time.

Moved by Mr. Hale, seconded by Mrs. Bahr, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, and the Environmental Conservation Board, the Planning Board determines that the Merrill Estates Lot 9 Resubdivision is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Hover, that the Merrill Estates Lot 9 Resubdivision be given preliminary approval.

Ayes – 6

Mr. Glogowski will return April 28, 2003 with a signed mylar.

AT&T Wireless co-location. Sweden Ogden Townline Road.

The Planning Board was asked to review the application submitted to the Town Board. After reviewing the application, the Planning Board made the following comment:

“The Planning Board supports co-location.”

Other. Mr. and Mrs. Harry Shifton presented a petition with 135 signatures, 130 of which are from Talamora Trail residents, opposing the proposed Wal-Mart Supercenter.

The meeting was adjourned by motion at 8:40 p.m.

Planning Board Secretary