

**TOWN OF SWEDEN
Planning Board Minutes
May 11, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 11, 2009, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Arnold Monno, David Strabel, William Hertweck (arrived late)

Also present: Jim Butler, Charles Sanford, Danielle Windus-Cook, John Nugent, Jim Glogowski

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

Correspondence passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Minor, that the minutes of April 13, 2009, be approved.

Ayes – 5
Abstain - Mr. Monno

Moved by Mr. Dollard, seconded by Mr. Strabel, that the minutes of April 23, 2009, be approved.

Ayes – 5
Abstain - Mr. Monno

INFORMAL

Crosier Golf Driving Range. 7487 Fourth Section Road.082.02-1-3.2

Mr. John Nugent addressed the Board.

Mr. Hale stated he didn't feel Mrs. Windus-Cook as a Town Board Member should be representing her client before this Board. Mr. Hale excused himself from the meeting.

Chairman McAllister asked Mr. Nugent to continue. Mr. Nugent distributed drawings to the Board. He plans to reopen the driving range and Putt-Putt course. A couple of buildings would be constructed.

Mr. Minor asked how long has the business been closed. Mrs. Windus-Cook stated about four years.

Mr. Nugent stated as far as construction, he would like to take down a small shack and put up a bigger building, main operations building (#1 shown in red on the map). The operations building would be for the following:

- dispense range balls and Putt-Putt equipment
- sell soda, snacks, water
- sell golf supplies
- restrooms

Member Hertweck arrived at 7:10 p.m.

Mr. Strabel asked if there was a septic system. Mr. Nugent stated no, but there is water up to the shack. The previous owner used the water for taking care of the Putt-Putt course.

TOWN OF SWEDEN
Planning Board Minutes
May 11, 2009

Mr. Nugent explained the second building would be a maintenance and storage building (#2 shown in red on the map), and would be used to store his equipment for his business. Such as, range equipment and mowers, landscape equipment, company vehicles and supplies.

Mr. Nugent would like the place to look really nice, like a park, and plans to put up a stone gateway and road sign that is landscaped and lighted.

Mr. Nugent plans to make the following improvements:

- new Putt-Putt carpeting
- new golf mats and range balls
- build practice putting green (#3 shown in green on the map)
- build practice sand-trap and chipping area (#4 shown in green on the map)
- build grass teeing area (#5 shown in green on the map)

Landscaping improvements:

- plant 20 spruce and pine trees
- plant 18 deciduous trees
- various landscaping of buildings and Putt-Putt course
- mowing entire 17 acres
- lawn treatments of entire 17 acres

Lighting improvements:

- lights on road sign and front gate
- lights on driveway and parking lot
- lights on Putt-Putt course

Future plans include:

- lights on range for at night golfing
Chairman McAllister stated a lighting plan would have to be submitted to show location and type of lighting so that the residential areas are shielded. A lighting plan could be submitted in phases so that it is approved and ready for future installation.
- Ice cream parlor in main building
- Paving drive and parking lots

Chairman McAllister stated the property is zoned correctly for all of the above enhancements. The maintenance and storage building would support the operation.

Mr. Butler asked Mr. Nugent if he intended to store equipment for his tree cutting business. Mr. Nugent stated yes because he plans to eventually leave that business, and most of the equipment stored would be used to maintain this property. There would be no advertising of the tree cutting business.

Mr. Strabel asked if this property would become the home for your tree cutting business. Mr. Nugent stated it's a possibility for the short term.

TOWN OF SWEDEN
Planning Board Minutes
May 11, 2009

Mr. Monno asked if Mr. Nugent would be thinking of putting in a septic system. Mr. Nugent stated yes. Mr. Monno asked if there was a tank or portables on the site. Mr. Nugent stated there's no tank and he believes there were some portables. Mr. Monno recommended having perc tests done to determine the location of the leach field to make sure the layout of the property doesn't change.

Mr. Dollard asked how many parking spaces are there. Mr. Nugent stated 20 spaces, which he hopes to pave in the future.

Chairman McAllister stated an amended site plan approval would be required. Included would be a lighting plan for now and the future and a landscaping plan.

Mr. Minor asked that elevations of buildings be shown. Also, a note should be added to the plans when the zoning was changed to B3.

Mr. Nugent finished by stating that he wants the property to look really nice. He wants it to be a place for families to visit and possibly have an ice cream place in the future.

INFORMAL

Canham Resubdivision.Gordon and Skidmore.

Mr. James Glogowski addressed the Board. He explained that Bob Gemmett owns two lots off of Gordon Road and his house is located on the odd shaped lot to the east. The lots go all the way back to Skidmore Drive.

The applicant would like to create a 4-lot subdivision with two lots off Skidmore Drive and two lots off Gordon Road, which one of the lots would have his existing house on it. The problem is there's not enough frontage off Skidmore to create two lots. There's enough frontage for one lot and 40 ft. for a flag lot where 60 ft. is required.

Chairman McAllister stated the Planning Board recommended the 60 ft. requirement for a public right-of-way to the Town Board. If the plan was submitted with a 40 ft. R.O.W., the application would be denied and the applicant would have to seek approval from the ZBA for an area variance.

Chairman McAllister asked what the applicant plans to do with the rear vacant land. The owner wants to keep it vacant because his house is on the lot next to it.

The Board and Mr. Glogowski discussed other possible options.

Mr. Glogowski thanked the Board for its time.

Planning Board Secretary