

**TOWN OF SWEDEN  
Planning Board Minutes  
May 22, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 22, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

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

Absent: Ellen Bahr, David Hale, Edward Williams

Also present: James Butler, Building Inspector, Richard Maier, Kris Schultz, John Rhodes, A.J. Barea

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

Correspondence passed to members for review.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the minutes of May 8, 2006, be approved.

Ayes – 4

Moved by Mr. Hertweck, seconded by Mr. Minor, 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.

**Knab Resubdivision. 444 Gallup Road.070.03-1-33.21, 33.1**

Chairman McAllister asked if there was anyone present who had comments, questions or concerns regarding this application. There were none.

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

Ayes – 4

**Knab Resubdivision. 444 Gallup Road.070.03-1-33.21, 33.1**

Chairman McAllister continued review of this application. Mr. Richard Maier gave a brief summary for those Members not in attendance at the last meeting.

The Town Engineer, Fire Marshal, and ECB had no concerns. Chairman McAllister asked if County Planning reviewed the application. The Clerk stated it was sent in, but had not received any comments to date. The Clerk will follow up with the County tomorrow and get back to the applicant.

Moved by Mr. Minor, seconded by Mr. Hertweck, that having reviewed the Short Environmental Assessment Form, comments from the Town Engineer, the ECB and the Fire Marshal, the Planning Board determines that the Knab Resubdivision is an unlisted action which will not have a significant impact on the environment.

Ayes – 4

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Moved by Mr. Monno, seconded by Mr. Minor, that the Knab Resubdivision be given preliminary approval.

Ayes – 4

Moved by Mr. Minor, seconded by Mr. Hertweck, that the final public hearing be waived, the Knab Resubdivision be granted final approval, contingent upon receiving the other required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 4

**ABVI-Goodwill Subdivision & Site Plan. Transit Way. 084.01-1-1.119 (part of)**

Chairman McAllister stated that the Wal-Mart SC Letter of Credit is in place and should be adopted tomorrow at the Town Board meeting. Mr. Kris Schultz addressed the Board. Mr. Schultz stressed to the Board how important it was to coordinate the overlapping site improvements between these two projects. The Wal-Mart site construction is well underway and the building is expected to be completed mid-November.

Mr. Schultz explained at the last meeting, a request to mirror the building was suggested. At that time, Mr. Schultz stated he wasn't able to elaborate on the proposed plan for the land south of the Wal-Mart SC until the concept was approved by the Town (a drawing was distributed to the Board). Mr. Hassall's plans are for both commercial and residential zoning. The commercial zoning would be closest to the Goodwill Center, and thus, the need to mirror the building is not necessary any longer. Mr. Schultz also presented pictures of the type of senior houses that Mr. Hassall is proposing. The senior houses include architecture and detail that is a notch above what you would normally see in a senior community. The senior houses would be in the \$200,000 range.

Chairman McAllister stated that the project is ready to receive preliminary approval for subdivision tonight, but final approval will be contingent upon completion of the road, which will not hold up the project. Discussion followed as to what type of coordination for site improvements needs to be done during the Wal-Mart SC construction.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the ABVI-Goodwill Subdivision be given preliminary approval.

*Mr. Minor asked about the status of site plan approval. Chairman McAllister stated it would have to be a contingent final. Mr. Monno asked for clarification as to what the Board was approving or not approving as far as the installation of utilities. Chairman McAllister stated that a motion to support the installation of utilities would be made. Mr. Monno was concerned that the Board would be setting a precedent. Discussion followed. Mr. Minor added he would like to wait for final approval for site plan until there was a full Board present to address the issue of proposing more parking spaces than what is required. Mr. Rhodes addressed that issue and stated the employee parking is proposed on the west side of the building for loss control purposes. It has been proven that if employees don't use the front entrance, merchandise disappears out the back door. Also, traffic patterns indicate that there still aren't enough parking spaces as anticipated. Goodwill anticipates that 2900 cars will visit the store a week based on demographic studies and separate Goodwill studies. The heaviest days are Tuesday, Friday and Saturday, 10 a.m. to 4 p.m. It is possible every parking space will be occupied those days. During the winter months, parking spaces will be lost due to snow plowing/storage. Mr. Rhodes indicated that the delivery trucks aren't semi-trucks, and deliver goods once a week. The only time a semi-truck will make a delivery is during the initial set up of the store.*

Ayes – 4

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Moved by Mr. Minor, seconded by Mr. Hertweck, that the final public hearing be waived, the ABVI-Goodwill Subdivision be granted final approval contingent upon that the road is completed to Town standards or the Letter of Credit is accepted by the Town Board to ensure completion.

Ayes - 4

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Building Inspector be authorized to issue a construction permit for underground utilities based on the Town Engineer's approval of a developed and defined scope of work to be submitted by the applicant, ABVI-Goodwill.

*Mr. Monno clarified that the utilities shown on the current site plan are what the Board will be approving tonight, and those utilities will be the same when the Town Engineer grants approval.*

Ayes – 4

**INFORMAL**

**A.J. Barea, PLS – Southwest corner at Lake Road and Ladue Road**

Mr. A.J. Barea submitted copies of the tax map, existing tape map and an aerial view of the property for the Board to review. The property is zoned R1-2. The Doty family owns the small corner parcel surrounded by this property. The plan is to increase the west and south property lines of the Doty parcel to approximately 1 acre, an additional .9 acres. Mr. Doty is already mowing this additional acreage. Chairman McAllister stated if the property lines of the Doty parcel are changed, the parcel has to be brought up to code to meet the minimum standards. Minimum requirements are 80,000 sq. ft. with 200 ft. of frontage. If left alone, the parcel remains a pre-existing, non-conforming lot.

After much discussion, Mrs. McDermott's options are to lease the land already being mowed to the Doty family, sell additional land to the Doty family to meet minimum standards, or leave the Doty parcel as is and do nothing. Should a variance be requested, it is highly unlikely it would be granted.

**Econolodge Amended Site Plan – 6565 Fourth Section Road**

Mr. Jim Butler explained that he was contacted by the new owner (same family) to expand the motel's operation by building a new detached structure in the back of the motel. The new building would have an indoor, in-ground pool with second floor residential space for the manager of the motel, most likely the new owner. The obvious roadblocks are meeting the setbacks and 30 percent green space requirement. The zoning would be mixed use. The existing structure was built quite a while ago, and current concerns are emergency fire trucks cannot maneuver around the building and that there is a drainage swale in the back.

Mr. Minor stated it is a challenge to get in and out of Tim Hortons in the morning, and that the driveway doesn't seem to be wide enough. Traffic would flow better with three lanes. Mr. Minor thought that if site improvements are made during a plan review, his concerns could be addressed.

Chairman McAllister stated if an amended site plan is reviewed, the entire site would have to be improved. Otherwise, there doesn't seem to be any other restrictions.

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Mr. Butler stated he would advise the owner of the Econolodge that a plan review is necessary and that an engineer should be hired to prepare a conceptual plan to see if this project is feasible. An architect could then be contacted to see if the project is financially feasible.

The meeting was adjourned by motion at 8:50 p.m.

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**Planning Board Secretary**