

**TOWN OF SWEDEN
Planning Board Minutes
May 23, 2005**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 23, 2005, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Edward Williams

Absent: Arnold Monno

Also present: James Oberst, Town Engineer, William Weber, Building Inspector, Charles Sanford, Fire Marshal, Jerry Foster, ECB, Tom Lucey, APD, Kelly Pronti, Esq., and please see attached sign-in sheet.

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 May 9, 2005 be approved as amended:

Page 1 – Last line – Change “granted final approval” **to** “granted approval”

Page 2 – Line after arrows – Change “that there be no more additional curb cuts off Route 31” **to** “that the truck entrance be removed and there be only one curb cut off Route 31.”

Page 3 – 2nd paragraph – Delete sentence, “This is to certify....” **replace with** “Moved by Mrs. Bahr, seconded by Mr. Hertweck to adopt the following resolution.”

Ayes – 6

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that the regular meeting be adjourned to the public hearing.

Ayes – 5

Abstain – Mr. Minor

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.

Carol Maddalena Subdivision. 5360 Brockport-Spencerport Road. 085.01-2-24.1

Mr. Kris Schultz addressed the Board briefly explaining that the applicant is proposing to add 3.2 acres to the existing 8.4 acres.

Michael Moore, 299 Campbell Road – Mr. Moore owns Lot 2 of the Campbell Road Subdivision and had a question regarding the proposed swale that runs southerly between Lots 2 and 3 into a drainage ditch on Mr. Sodoma’s property. Mr. Moore’s site plan was approved with the proposed swale in 1999, but an easement was not completed. Mr. Schultz stated after quickly reviewing the site plan, it shows that the water between the proposed houses heads southerly and then flows to the east. Mr. Schultz will talk with his client and put her in contact with Mr. Moore. Chairman McAllister stated Mr. Moore may also want to talk with the owner of Lot 3 who will require the same type of work and the costs could be shared. Mr. Moore’s main concern for raising this issue is that Ms. Maddalena is acquiring the land that runs along Mr. Moore’s back property line so she will now be included with any agreements made with Mr. Sodoma.

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

Ayes – 5
Abstain – Mr. Minor

Carol Maddalena Subdivision. 5360 Brockport-Spencerport Road. 085.01-2-24.1

Chairman McAllister continued forward with this application and asked Mr. Schultz to review MRB's comments:

1. The general location of the existing leach field has been noted on the plans.
2. A deed has been created to transfer the land from Mr. Sodoma to Ms. Carol Maddalena; and if needed, a copy can be forwarded to the Planning Board.

Moved by Mr. Hale, seconded by Mr. Williams, that having reviewed the PIF, comments from the Town Engineer, Environmental Conservation Board, and the Building Inspector, the Planning Board determines that the Carol Maddalena Subdivision is an unlisted action which will not have a significant impact on the environment.

Ayes – 5
Abstain – Mr. Minor

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Carol Maddalena Subdivision be given preliminary approval.

Ayes – 5
Abstain – Mr. Minor

Moved by Mr. Hale, seconded by Mr. Williams, that the final public hearing be waived, the Carol Maddalena Subdivision be granted final approval, and the Chairman be authorized to sign the mylar contingent upon receiving the Town Engineer's signature.

Ayes – 5
Abstain – Mr. Minor

Wal-Mart Supercenter. Brockport-Spencerport Road.

Ms. Pronti stated that the revised site plan reflects the elimination of the truck only access lane. Mr. Lucey added that by eliminating the truck only access lane, major changes were made to the main entrance. Mr. Lucey stated the revised site plan actually performs a lot better for overall access. Landscape elements have been incorporated to break up the parking lot. Both access points have dedicated left-hand turn lanes.

Mr. Sanford asked for the width of the roadway coming off Transit Way. Mr. Lucey stated 30 ft. and that he would supply truck turning diagrams to the Board.

Mr. Hale asked if the plans could show a stub going to the property line that would connect with Mr. Hassall's future development plans. Mr. Lucey asked if this Board would consider an escrow account to build the stub. Chairman McAllister stated that decision would be made by the Town Board, not the Planning Board. Mr. Lucey commented that Wal-Mart does not have an issue with dedicating the road to the Town.

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Mr. Williams asked how close is the retention pond to the roadway. Mr. Lucey explained that the drawing isn't a true representation, but one that shows a master plan for storage. A more accurate drawing will be submitted in the future.

Mr. Oberst asked are there plans for moving pedestrians from the remote parking lot and/or from the main entrance sidewalk to the store. Mr. Lucey stated that concern will be addressed with either raised crosswalks or landings for standing while waiting to cross. Mr. Oberst also confirmed that the proposed berm will continue where the location of the truck only access lane was proposed.

Mrs. Bahr asked if the chain link fence around the proposed ponds was previously shown on the plan. Mr. Lucey stated it should have been, and that the type of fence used is open for discussion.

Mr. Minor asked if the plans will delineate stop signs or any other type of traffic control devices. Mr. Lucey stated the next submitted set of plans will show that detail. Mr. Minor asked if the four lanes will have a center aisle between each directional similar to Wegmans; two lanes in and two lanes out with a center aisle with plantings. Mr. Lucey stated he would look into that. Mr. Minor also asked if a berm could be added to reduce glare. Mr. Lucey stated that also can be looked into; possibly a berm or landscaping. Mr. Minor asked if snow storage has been incorporated into the plans. Mr. Lucey will also look into that, but commented that the regional retention ponds are designed for snow storage.

Mr. Sanford asked if there were any plans of running utilities, specifically a water hydrant supply to the back of the building. Mr. Lucey stated there is a loop water main on Rte. 31 that goes around the building for hydrants on all four sides.

Mr. Minor asked if trucks are able to drive all the way around the building. Mr. Weber added that fire trucks should also be able to drive all the way around. Mr. Lucey stated fire trucks definitely are able to, and he'll check to make sure regular truck traffic also can. Mr. Sanford added that the wheel base is 38 ft. in length for the fire trucks.

Mr. Hertweck asked if the Garden Center is large enough to contain all the products for sale so that the parking lot doesn't need to be used. Mr. Lucey thought it was large enough. Mr. Weber stated the Planning Board should approve parking space use for seasonal products if Wal-Mart intends to do so.

Mr. Steve Phelen, United Food & Commercial Workers, submitted to the Board an informational packet, "The Changing Retail Environment With Wal-Mart."

Mr. Lucey discussed plans to submit the revised FEIS, updated drainage report, amendments to traffic report, and updated subdivision/site plan maps. Changes will be highlighted (red line).

Chairman McAllister stated the Planning Board would like Wal-Mart (APD) to have a public informational meeting due to all the changes that have taken place. The Clerk was asked to look into obtaining a facility to hold the meeting. Details to follow.

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

Planning Board Secretary