

**TOWN OF SWEDEN
Planning Board Minutes
May 24, 2010**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 24, 2010, 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, William Hertweck, Arnold Monno, David Strabel

Also present: Adam Cummings, P.E., MRB, James Butler, Building Inspector, Robert Keiffer, P.E., Kris Schultz, P.E., George Hage, Ron Veile

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

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of May 10, 2010, be approved.

Ayes – 6

G. Hage Subdivision and CVS Pharmacy Site Plan. 6510/6524 Bkpt-Spen Rd., 083.08-8-22, 1.2, 1.111

Chairman McAllister stated the four requested variances were granted for this project. The applicant is seeking final approval for subdivision and site plan since SEQRA and preliminary approvals have been granted. County Health still needs to sign.

Mr. Hale asked if MRB was all set. Mr. Cummings stated yes.

Mr. Keiffer updated the Board on the status of this project since the last meeting. He presented a copy of the Phase II Environmental Site Assessment for the Town's records. MRB will receive a copy tomorrow of all of tonight's submitted documents. Phase II assessment included testing the site with a magnetic device to determine whether or not there were metallic objects in the ground that hadn't been identified before. The drawing indicated there were some "hot spots." Additional field-testing and borings were done to finalize a mitigation plan that will be forthcoming. In summary, some piping associated with the gas pumps and a 500-gallon tank were found. Soil samples were taken around those areas and were tested to determine how much soil would need to be removed from the site. The NYSDEC was onsite for this work and is in agreement with the approach taken, and ultimately, a letter will be provided to the Town that the NYSDEC has closed the site and mitigation has been completed.

Also, submitted was a geo-technical report, which is the information necessary for designing the foundation of the building, and recommendations for the pavement sections and seismic loading, etc.

Mr. Keiffer presented a revised architectural drawing depicting an additional window on the south elevation and awning, as well as how the masonry will look in the area above the main entry door.

Application has been made to the NYSDOT. A letter from the NYSDOT was received requesting the driveway be shifted to the east and that a right in, right out would be acceptable. The NYSDOT conceptually accepted the stormwater to Rte. 19, which had previously drained to Rte. 19 in the same manner. The maintenance and protection plan was submitted for the Town's records. The turnaround time for this permit is about 6 weeks.

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Mr. Strabel asked how soon before construction documents are submitted. Mr. Keiffer stated the construction documents for the store should be completed by the end of the week and architectural drawings submitted the beginning of the week.

A revised set of site plan drawings was submitted at tonight's meeting with some outstanding issues, i.e., reduction in the number of lights mounted on the store, RPZ calculations still need to be completed.

A set of easement documents, descriptions and maps, for abandoning the sanitary sewer, dedicating a new one, access/egress, etc., were submitted for the Town's records.

Also, submitted was a half scale drawing of the most recently revised site plan.

Mr. Hale confirmed that the environmental motion previously granted was contingent upon the certificate of occupancy, and that MC Water Authority and MC Department of Health would be contingencies.

Mr. Minor arrived at 7:15 p.m.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board received an application on February 8, 2010, from Genesee Regional Development, LLC, for subdivision approval at 6510/6524 Brockport Spencerport Road, also known as the G. Hage Subdivision and CVS Site Plan; and

WHEREAS, the Planning Board held a public hearing on March 8, 2010, and all persons wishing to be heard were heard; and

WHEREAS, on May 3, 2010, the Planning Board determined that the G. Hage Subdivision and CVS Site Plan is an unlisted action which will not have a significant impact on the environment, and the Subdivision was granted Preliminary approval; and

WHEREAS, on May 20, 2010, the Zoning Board of Appeals granted the four requested area variances.

NOW, THEREFORE, BE IT RESOLVED that the final hearing be waived and the G. Hage Subdivision be granted final approval; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CVS Site Plan be granted approval, contingent upon approval by the Monroe County Water Authority, Monroe County Department of Health, all required signatures, and the Chairman be authorized to sign.

Mr. Monno asked Mr. Hale to repeat part of the resolution. Mr. Monno was in agreement with what was read.

Ayes – 7

Mr. George Hage thanked everyone on behalf of himself and his family for considering this project and giving them the opportunity to make a real improvement to this corner. Also, with part of the money received, the rear parking lot of the Brockport Corners Mall will be repaved, roof work done and the connection made from the plaza to Crestview Drive. He realizes the importance of this corner, and feels with the new CVS, work done at the Mall, and McDonald's, it will be a good way to come into the community. Mr. Hage is committed to this project. Also, this corner may be a catalyst for the demolished Mobil Gas Station across the street.

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Mr. Hale stated he received information regarding the Planning Federation to be held in Lake Placid the last week in September. He is planning on attending and was wondering if anyone else was interested.

Mr. Hale asked if there would be any interest in reconstructing the Comprehensive Plan Committee once the 2010 Census numbers are received. Chairman McAllister added that it would be a good idea to see what happens with the Village regarding the vote for dissolution, which depending on the outcome would affect the Plan. Discussion followed.

The meeting was adjourned on motion at 7:35 p.m.

Planning Board Secretary