

**TOWN OF SWEDEN
Planning Board Minutes
June 12, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday June 12, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno, Edward Williams

Absent: Ellen Bahr

Also present: James Butler, Building Inspector, David Matt, John Rhodes, James Moore

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 22, 2006, be approved as amended.

*Page 2 – Discussion of Preliminary Approval Motion...**CHANGE**...the word **lost** to **loss***

Ayes – 4
Abstain – Mr. Hale
Abstain – Mr. Williams

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

Mr. John Rhodes addressed the Board. Mr. Rhodes discussed the concern regarding the project proposing more than the required parking spaces. He distributed an analysis report to the Board. Mr. Rhodes used a demographics report of the area to compare the number of potential shoppers in a given week against existing stores. The numbers are very close. After analyzing the numbers, Mr. Rhodes is able to determine by hour on a given day the number of shoppers at a store. Mr. Rhodes stated by looking at a 2-hour period or key block timeframe, he can determine that Monday, Wednesday and Saturday will be the big shopping days. The percent of shoppers times the anticipated shoppers per day is the amount of parking spaces needed, which ranges from 74 to 122 spaces. The new Goodwill store is proposing 95 spaces for shoppers and 26 spaces for employees; a total of 121. Also, not figured in are the people using the Community Room and the amount of parking spaces lost due to snow removal, which will be about 30 spaces in the front.

Mr. Hale stated as long as the project observes the green space and setback requirements, it is the decision of the applicant whether or not to spend more money to pave parking spaces.

Mr. Minor asked for clarification of the storm water system. Mr. Rhodes stated it has been changed to go under the road into the Wal-Mart SC detention pond.

Mr. Minor asked for clarification regarding the “drive thru” for donations. Mr. Rhodes stated it is more like a “drive under” with a canopy so that people will not get wet. There will be an attendant at the door to assist people with donations, if necessary. Mr. Rhodes added there would be directional signs.

Mr. Minor commented that the Board went out on a limb by granting final subdivision approval contingent upon the Town Board receiving and accepting the Wal-Mart SC Letter of Credit, and also, by granting support

TOWN OF SWEDEN
Planning Board Minutes
June 12, 2006

to the applicant to start underground utility work. Mr. Minor requested at the last meeting that there be more than four members present to discuss the parking issue before granting final site plan approval.

Mr. Minor commented that he plans to follow the lead of the ECB who took a lot of time to document reasons for not needing so many parking spaces. Mr. Minor feels it is important at this time to listen to the ECB. Mr. Minor related it to the Town Board disregarding the Planning Board's comments, and then why bother to have a Planning Board. Not every Member was in agreement with that comment.

Moved by Mr. Williams, seconded by Mr. Hale, that the ABVI-Goodwill Site Plan be approved contingent upon all required signatures being obtained and completion of the Wal-Mart SC road to Town standards.

Aye – Mr. Hale
Aye – Mr. Hertweck
Nay – Mr. Minor
Aye – Mr. Monno
Aye – Mr. Williams
Aye – Chairman McAllister

INFORMAL

Spurr Dealerships – New Business

Mr. Jim Butler addressed the Board on behalf of the management staff at Spurr Dealerships to obtain permission/permits for two accessory structures to be located at 6345 Bkpt-Spen Road, recent parking lot expansion. The first structure (a trailer), 60 ft. by 12 ft., would house two to three sales offices and a waiting room. Chairman McAllister commented that trailers aren't permitted in residential or commercial areas of the Town. Trailers are allowed on site during construction only. The second temporary structure, 32 ft. by 44 ft. would be to provide an economical showroom for two cars.

Mr. Minor asked would Spurr need a separate access for the site. Chairman McAllister stated it was decided that the access for that property would be via the Tractor Supply parcel. (See the Tractor Supply site plan, Note #10.)

Mr. Butler added that the new business is a Subaru franchise, which will eventually be moved to the approved site across from Aldi's, if successful.

Chairman McAllister added that the new owner of Tractor Supply may not be aware of the easement access into the Spurr parking lot property.

Chairman McAllister stated it might be possible for the applicant to use a modular building and set it in a manner so that it can be moved later to another location.

Final comments were that the exterior of the building should coincide with the area; a modular building on cinder blocks with access through Tractor Supply would be acceptable. Also, investigate other options/properties in the Town.

TOWN OF SWEDEN
Planning Board Minutes
June 12, 2006

Heritage Square

Mr. Hale stated Mr. Hertweck and himself have already reviewed the DEIS and forwarded comments to the Town Board. Chairman McAllister had the following comments after reviewing the DEIS:

1. Remove the statement. "The poor planning of commercial and residential properties the Town has been doing over the years."
2. Revise the statement, Page 21, Regulatory Approvals. "This zoning has already proved inefficient as a land use in the Town of Sweden and Village of Brockport, demonstrated by a number of approved PUDs that have not had any success in development. There have been four approved PUD projects in the Town, but none of them have been developed or successful." What about Royal Gardens apartments up on the hill?

Chairman McAllister wanted to make sure that the Town Board understood that when the DEIS is accepted as complete, it becomes the Town's wording. The DEIS is open for public comment for 45 days until July 10.

Chairman McAllister also commented that the DEIS mentions that traffic is not an issue, but then why does the project warrant a signal light.

Also, 17 percent or 300 units of the project are for young professionals with no restrictions. How can that have no impact on the schools? (The DEIS states there will be no more than 39 school-age children at full build out of this project.)

Mr. Hale's opinion is that it is riddled with economic and demographic inconsistencies. Mr. Hale suggested that these inconsistencies should have been resolved before the public could comment to avoid having dozens of the same concerns.

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

TOWN OF SWEDEN
Planning Board Minutes
June 12, 2006

Planning Board Secretary