

**TOWN OF SWEDEN  
Planning Board Minutes  
June 14, 2004**

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 14, 2004, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Matthew Minor

Absent: Craig McAllister, Arnold Monno, Edward Williams

Also present: James Oberst, Town Engineer, Alan Bader, Building Inspector, Charles Sanford, Fire Marshal, Jerry Foster, ECB, M.K. Genthner, Walt Eisenhauer, Patrick Laber, James Glogowski, Bryan Powers, Marc Romanowski, Thomas Lucey, John Bennett, Kristen Hawes, and please see attached sign-in sheet.

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

Correspondence passed to members for review.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that the minutes of May 10, 2004 be approved.

Ayes – 4  
Abstain – A. Monno

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

Ayes – 4

The Acting 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.

**Ladue Estates Subdivision & Site Plan. Ladue Road. 112.02-1-15**

Mr. Glogowski distributed revised copies of the plans and gave a brief overview of the project.

**Larry & Linda Stephens** (neighbors in Orleans County) stated their concern was regarding the additional wells. The Stephens, as well as other neighbors of this site, are on wells for their water supply. Mr. Glogowski showed the Stephens the location of the proposed wells on the plans. Mrs. Stephens stated there is a lot of sulfur present in the water and sometimes no water is available. Mr. Glogowski stated the Board of Health could check the wells.

**Ledgedale Airpark Amended Site Plan. 2400 Colby Street. 084.04-1-25.11**

Ms. Genthner from Passero Associates addressed the Board regarding this project and gave a brief overview.

There were no comments from the public.

**Tractor Supply Site Plan. 6365 Bkpt-Spen Road. 084.01-1-6.1, 6.2, 6.3 (part of)**

Mr. Patrick Laber, Schultz Associates, addressed the Board regarding this project and gave a brief overview. Mr. Laber stated the project no longer requires any variances.

Stormwater will be handled with a storm system onsite, which will empty into the existing Westway facility to be expanded. The Town Engineer has reviewed these plans to ensure calculations are correct.

Acting Chairman Hale asked for any comments from the public.

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**Ralph Sisson** asked where is the water coming from and Mr. Laber stated the existing pond is located on Westway Commercial Center behind Spurr Dealerships.

**Harry Shifton** asked what bearing does Wal-Mart have on pond improvements and Mr. Laber stated none.

**Deanna Shifton** asked with the depth of the pond, would fencing be required. Mr. Laber stated no due to the way it's graded; drops one foot for every three feet. This should make it pretty safe. Mrs. Shifton asked if the plans included sidewalks on Rte. 31 and Mr. Laber stated no. Mrs. Shifton requested that the Planning Board consider requiring sidewalks be put in on Rte. 31 as part of the Walkable Communities Plan.

**David Warner** asked how far back from Rte. 31 would the store be? Mr. Laber stated 30 to 40 ft. from the R.O.W. Mr. Laber stated 32 percent of the site would be green space; just over what is required. Mr. Warner also asked if there would be lighting. Mr. Laber stated there would be lighting which will be directed down on the site. Mr. Laber showed the lighting plan to Mr. Warner.

Mr. David Eade from Tractor Supply distributed store flyers and Blue Books were available to give everyone an idea of what type of merchandise Tractor Supply sells. Mr. Eade stated Tractor Supply was started in 1938 as a catalog company for farmers to currently over 400 retail stores. Average volume is \$3.5 million with low traffic, but high average ticket sales. Tractor Supply is a good neighbor and hires locally for management and clerk staff. The store will have some seasonal merchandise out front and the side yard display will have equipment and fencing. Opening hours are Monday through Saturday, 8 a.m. to 8 p.m., and Sunday, 9 a.m. – 5 p.m.

Moved by Mrs. Bahr, seconded by Mr. Minor, to adjourn the public hearing to the regular meeting.

Ayes – 4

**Birch Subdivision Amended Site Plan – Lot #3, 1023 West Avenue. 067.02-2-3.13**

Mr. James Glogowski addressed the Board. This property runs on old Rte. 31. The original subdivision had the house and septic system being developed close to the road. This proposal is to move everything back to the canal and build a five-bedroom home. Deep hole tests indicate a modified raised system is required and a well for water supply. Also, proposed are a couple of ponds and docks along the canal.

Moved by Mrs. Bahr, seconded by Mr. Minor, that the Birch Subdivision Amended Site Plan be accepted for review.

Ayes – 4

The Public Hearing will be July 12, 2004.

**Spurr Dealerships Amended Site Plan. 6325 Bkpt-Spen Road. 084.01-1-7.**

Mr. Patrick Laber addressed the Board. Spurr is proposing to build a 7,000 sq. ft. addition to the rear of the Pontiac-Buick-GMC building. It will be an extension of the maintenance building with the bays at the back and all utilities coming from the existing building. There are no improvements proposed to the existing building and the addition will not create any additional impervious area because it's already a paved area. There are no new lighting plans.

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Mr. Minor asked about the height of the addition. Mr. Laber stated it would be the same height as the existing building.

Acting Chairman Hale asked if there were elevations available. Mr. Laber stated elevations are being completed and will be ready by the next meeting. Also, Acting Chairman Hale questioned whether lot coverage would be affected. Mr. Laber stated the addition would not affect the lot coverage.

Moved by Mr. Hertweck, seconded by Mr. Minor, that the Spurr Dealerships Amended Site Plan be accepted for review.

Ayes – 4

The Public Hearing will be July 12, 2004.

**Spurr Dealerships Site Plan. 6345 Bkpt-Spen Road. 084.01-1-6.1, 6.2, 6.3 (part of)**

Mr. Patrick Laber addressed the Board. Spurr is proposing, west of the Spurr Dealership, a 148-space parking lot. No other utilities will be needed and sanitary sewer will run through this property, but all the work will be done under the Tractor Supply project. The proposed lighting plan is included. The same person who designed the lighting plan for Tractor Supply will also design the parking lot lighting so that it is all the same type.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that the Spurr Dealerships Site Plan be accepted for review.

Ayes – 4

The Public Hearing will be July 12, 2004.

**Ladue Estates Subdivision & Site Plan. Ladue Road. 112.02-1-15**

Mr. Glogowski stated he has not received any information back from County Planning. Mr. Glogowski reviewed MRB's comments as follows:

1. The available stopping sight distance for the proposed driveways is noted in an unmarked area on the site plan.
2. The south invert labeled on the plans for the existing culvert crossing has been corrected. The east invert for Lot #2's driveway and the west invert for Lot #4's driveway have been corrected.
3. The proposed driveway culverts at Lot's #2 and #4 will have a minimum of one foot of cover.
4. Bubbles have been added for the driveways with more than 250 ft.
5. A signature block has been added for the Town Fire Marshal.

Acting Chairman Hale indicated that the Fire Marshal commented that bubbles are required, which has been addressed.

The Environmental Conservation Board comments were reviewed. The comment that the Town is not responsible for the quantity and quality of well water has been added. Mr. Glogowski will correct the location of the hedgerow so that the house and leach field are not shown in the middle of it. A vegetative note needs to be added on the plan; contact the Planning Board Secretary for correct wording.

Mrs. Bahr requested minimum lot sizes be labeled on each lot and Mr. Glogowski stated he would add that information.

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Mr. Minor asked if the minimum width of the bubbles for Lots 1 and 2 could be noted and Mr. Glogowski stated yes.

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that having reviewed the Project Information Form, comments from the Town Engineer, Environmental Conservation Board, and the Fire Marshal, the Planning Board determines that the Ladue Subdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 4

Moved by Mr. Hertweck, seconded by Mr. Minor, that the Ladue Subdivision be given preliminary approval.

Ayes – 4

**Ledgedale Airpark Amended Site Plan. 2400 Colby Street. 084.04-1-25.11**

Ms. Mary Kay Genthner reviewed MRB's comments for the Board.

1. The proposed building addition is outlined with bold lines to distinguish it from the Apron Expansion project.
2. Details for the septic system and well are now shown on sheet P-102 which is included in the revised submission.
3. A note stating the Town of Sweden is not responsible for the quantity or quality of water produced by the well has been added.
4. A note regarding erosion control has been added to P-101.
5. A note regarding record drawings submitted to the Town prior to a CO given has been added to P-101.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that having reviewed the Project Information Form, comments from the Town Engineer, Environmental Conservation Board, Fire Marshal and letter from the New York Airport's District Office Environmental Specialist, the Planning Board determines that the Ledgedale Airpark Amended Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 4

**Tractor Supply Site Plan. Bkpt-Spen Road. 084.01-1-6.1, 6.2, 6.3 (part of)**

Mr. Laber reviewed MRB's comments for the Board.

1. A drawing was submitted noting the proposed exterior finishes, colors and signage as well as roof top mechanicals.
2. Tractor's corporate office will decide on either building or freestanding signage. Mrs. Bahr would prefer building signage.
3. Mr. Laber is working with the Water Authority regarding water pressure.
4. Calculations showing that the proposed water service will meet the necessary requirements will be submitted as soon as ready.
5. It is recommended that the sanitary sewer be extended to the west end of this parcel to facilitate future connections to this sewer. Tractor Supply's response was the impact of this request would be evaluated.
6. Coordination with the Monroe County Water Authority will happen at the time the sewer is constructed due to the close proximity of the sewer to the existing hydrant.
7. A cross-section detail will be added for areas where the sewer is proposed to be sleeved in a steel casing.
8. A note stating that a videotape of all sanitary sewers shall be provided to the Town will be added.
9. Mr. Laber will check that all the sanitary and storm sewer details conform to Town standards.

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10. The location of the existing 15" cnp will be added on the sewer profile.
11. The status of the NYSDOT review is that plans have been submitted, but no response has been received yet.
12. The plan is to use concrete wheel stops as the type of barrier/curbing to prevent cars from encroaching onto the front sidewalk area. Mrs. Bahr indicated that the concrete wheel stops tend to get moved with snowplowing.
13. The Town Engineer will be reviewing the calculations for the stormwater management plan.
14. An access easement and/or dedication to the Town regarding the Westway Pond will need to be determined by the Town Board.
15. A copy of the Stormwater Notice of Intent will be submitted to the Town closer to the time of construction.
16. Added to the plans will be some type of safety railing for the loading dock pavement area.
17. The dumpster should be sided with the same building material and fully enclosed; i.e., Holiday Inn.
18. Details on the dimensions and type of fencing to be installed around the outside storage and loading area have been completed and will be added.

Fire Marshal comments were reviewed as follows:

1. A Knox Box will be installed.
2. A fire alarm system will be installed.
3. A fire suppression system will be installed.

Department of Planning & Development comment was reviewed as follows:

- Protecting the stream corridor – this requirement is being met. Clarification is needed regarding the exact location of the stream referenced; Mulkin Canal or stream.

Monroe County Development Review Committee comments were reviewed as follows:

1. Standard comment regarding use of public water supply will be addressed.
2. Will obtain approval from Monroe County Water Authority for any extension or relocation of a water main or sanitary sewer.
3. Stormwater discharges from construction will meet all Stormwater Phase II regulations.
4. This subdivision has already been filed with the County Clerk's office.

The Monroe County Environmental Management Council had no comments and the NYSDOT did not participate in a coordinated review of this application. The Plans will be submitted to the NYSDOT tomorrow. The New York State Department of Environmental Conservation did not review the plans.

Mrs. Bahr would like Tractor Supply to come back with another suggestion of where the seasonal display could be put and still be effective. Residents shouldn't have to look at the display for all four seasons. Also, Mrs. Bahr commented that she strongly objects to any merchandise display on the sidewalk, especially in front of handicap parking spaces.

Mr. Minor commented there should be sanitary sewer easements for Lots 1 and 2. Mr. Laber stated any easement would run with the deed. Also, Mr. Minor added the setbacks should be noted on all sides. Mr. Minor requested sidewalks be considered as part of the Town's Comprehensive Plan, Walkable Communities. Additionally, any attempt to make the front of the building more pleasing to look at was suggested.

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Mrs. Bahr recommended that appropriate trees (salt tolerable) be planted. Mr. Hale suggested more windows on the facade would make the building look better. Also, suggested was a low berm to block headlights from shining into the residents' homes across the street; i.e. HSBC.

**The Woods at Sable Ridge. Between Lake Rd & Redman Rd. 083.04-1-15.2, 14.1, 5.11, 1.2**

Mr. Marc Romanowski and Mr. Bryan Powers addressed the Board.

Mr. Romanowski reviewed his letter to the Planning Board dated June 11 regarding comments received from Interested Agencies.

**Brockport Volunteer Ambulance Corps/Fire Department:**

- Concerned with fire access into the development from Lake Road. The Applicant will provide a gravel roadway from Lake Road during Phase I. A crash gate may be installed providing Monroe County Water Authority doesn't have any concerns.
- Fire Hydrants – will not be on alternating sides due to cost, but will be within 500 ft. of each other on the same side throughout the development. The Fire Marshal stated that was acceptable. In addition, the applicant will be designing the homes with wider hallways and doorways, etc.

**Monroe County Water Authority:**

- Concerned with fire projection and water flow. The Applicant will run a 12-inch water main from Lake Road to provide water service during Phase I of the project.

**Monroe County Department of Planning & Development:**

- Concerned with the alignment of Rte. 531. Rte. 531 is clearly identified on the maps and that information will remain there throughout the application process.
- Noise mitigation measures. Until we know for sure that Rte. 531 will be constructed at that location, the Applicant doesn't feel it should be required to extend a lot of effort/cost for sound barriers when they may not be needed.
- Woodlands. By designing this project as a cluster development, the Applicant is preserving the woodlands and green space as much as possible.
- Wetlands. The development is not impacting any Federal wetlands.
- Active Farmland. One adjacent farm, 5292 Redman Road, storm water plan will not increase drainage to property.

WHEREAS WSR, LLC, has proposed to build a 256 unit single-family residential development on an approximately 138-acre undeveloped parcel to be known as "The Woods at Sable Ridge;" and  
WHEREAS the Planning Board on April 12, 2004 indicated its intention to act as SEQRA Lead Agency for the review of the subdivision and so advised other "Involved Agencies." No other Involved Agency has objected to this Board's acting as SEQRA Lead Agency; and  
WHEREAS The Woods at Sable Ridge is a Type I action pursuant to 6 NYCRR § 617 because the project involves the physical alteration of ten or more acres; and more than 250 units.

NOW, THEREFORE, be it resolved that the Board is hereby established as SEQRA Lead Agency for the proposed subdivision.

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

Ayes – 4

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Mr. Romanowski stated he would get back to the Board regarding the active farming issues as well as if any farmland has been tiled.

**Wal-Mart Super Center. Bkpt-Spen Road. 084.01-1-14.112, 14.2, 14.12**

Mr. Thomas Lucey brought the Board up-to-date by stating that detailed design plans have been completed with the building rotated to the east side of the property. The building architect planned to be here tonight to answer any questions, but his flight was delayed. Mr. Lucey distributed copies of the design plans. The following points were addressed:

- Drive-thru pharmacy located on the south side of the building has been removed from the plan and a drive-thru kiosk is in the center of the parking lot. The pharmacy will be un-manned. Mr. Shifton stated that as a pharmacist, he believes the State Board of Pharmacy will reject this change.
- Landscaping has been added to the plans in green to show what is being proposed. A center aisle has been added to break up the parking lot. Mr. Lucey stated that a berm has been added so that the TLE and bay doors will not be visible from the road.

Mr. Minor explained that the Town doesn't allow both signage on the building and a freestanding sign, which is how it is shown on the plans.

Mr. Hale commented that Mr. Hassall has sent a letter to the Planning Board of his intent to resume development of the property on the south side of the Wal-Mart site.

Mr. Lucey asked if there was anything specific the Board would like the architect to consider. Mrs. Bahr stated Sweden is a Victorian, canal town.

**Advantage Machine Resubdivision & Amended Site Plan. 1900 Transit Way. 084.01-1-1.115**

The proposal was reviewed and it was determined that an Accept for Review motion could not be given due to lack of sufficient information on the plan.

Moved by Mr. Minor, seconded by Mrs. Bahr that the meeting be adjourned at 10:28 p.m.

Ayes – 4

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**Planning Board Secretary**