

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 8, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Craig McAllister, Arnold Monno, William Hertweck, Ellen Bahr, Terrin Hover, and David Hale.

Absent: Edward Williams.

Also present: Jerry Foster—Environmental Conservation Board, Charlie Sanford – Fire Marshal, Alan Bader – Building Inspector, Paul Thompson, Jim Glogowski, Doug Liddell, Scott Harter, Andrew Hintenach III, Kris Schultz, Dale Noble and John Stoty.

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

Correspondence passed to members for review.

Moved by Mr. Hale, seconded by Mr. Hover, that the minutes of May 13, 2002 be approved.

Ayes – 6

Moved by Mr. Hertweck, seconded by Mr. Hale, that the regular meeting be adjourned to the Public Hearing.

Ayes – 6

The Chairman read the notice of Public Hearing and the affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the Public Hearing.

Brockport Ford Amended Site Plan. 4875 Lake Road. Tax Acct. No. 083.02-1-17. Architect Andrew Hintenach presented plans for a façade renovation. There were no public comments.

Moved by Mr. Hale, seconded by Mr. Monno, to adjourn the Public Hearing to the regular meeting.

Ayes – 6

Exxon Mobil Oil Corp Permit E/ Amended Site Plan. 6517 Brockport Spencerport Road. Tax Acct. No. 084.01-1-4.2. Engineer Doug Liddell gave an overview of the proposed shed project stating that the shed would be sited on a parking spot and protected by curbing on two sides and bollards on two sides. He said the asphalt would not be cut for electrical services because the lines would be overhead.

Mr. Liddell said the shed would be temporary until such time as the DEC determines that treatment of the spill is no longer necessary. Mr. Liddell said the typical length of treatment is two to five years.

Mr. Liddell said a maintenance inspection will be done twice a month. An emergency phone number will not be posted on the shed, but the service station manager will be able to contact GES.

Mr. Liddell submitted a letter from the DEC requesting work at the site to commence within 90 days of the receipt of the letter (dated June 28, 2002).

Mr. Monno noted that the shed should be sited so that a vehicle parked in the next spot would be able to open its door.

The board stated it preferred the utility lines be placed underground. Mr. Liddell agreed to put the lines underground.

The board needs more detail regarding the appearance of the shed and its location on the site.

Mr. Liddell asked for agreement on the location of the shed. Mr. Hale said that would be premature without comment from the Town Engineer.

Moved by Mr. Hale, seconded by Mr. Hover, that the Exxon Mobil Oil Corp Permit E/Amended Site Plan be accepted for review.

Ayes – 6

The Public Hearing was set for August 12, 2002.

White Subdivision and Site Plan. Colby Street. Tax Acct. No. 099.02-1-7. Engineer Scott Harter presented plans for a one-lot subdivision. The property is zoned commercial on the west end, residential on the east end. Mr. Harter said he wasn't sure where the boundary is.

Mr. Hover noted that the engineer's seal needs to be signed and suggested Mr. Harter review the Planning Board checklist for other missing items.

Moved by Mr. Hover, seconded by Mrs. Bahr, that the White Subdivision/Site Plan be accepted for review.

Ayes – 6

The Public Hearing was set for August 12, 2002.

North Coast Automotive Amended Site Plan. 5600 Brockport Spencerport Road. Tax Acct. No. 084.02-1-3. Engineer Jim Glogowski presented updated plans with the location of the storm sewer added as requested. Mr. Glogowski said he checked the green space calculations and that the project will meet the overall green space requirement of 30 percent.

The proposal does not meet the requirement of 25 feet of green space on road fronts on Sweden Walker Road. The applicant will need a variance from the Zoning Board of Appeals.

Mr. Glogowski said he visited the site to observe the drainage problems, and stated that the ditch along Sweden Walker Road to the north should handle the flow, however it appears to need to be cleaned out.

Mr. Sanford stated that the ditch is plugged at the railroad tracks and that it's the railroad's responsibility to clean it out. Mr. Hover stated that he wasn't comfortable approving the project until the drainage problem is taken care of, even if the town has to do the work.

Mr. Glogowski said the Monroe County Health Department hasn't approved the change in the septic system yet.

Mr. Glogowski agreed to put the new lights on a timer so they would turn off automatically at night.

The Planning Board still needs:

- variance from the Zoning Board of Appeals
- Monroe County Health Department approval of septic system
- Resolution of drainage issue
- Timers added to the lighting plan
- MRB's comments

Champion Auto Sales Amended Site Plan. 5605 Brockport Spencerport Road. Tax Acct. No. 084.02-1-38. Engineer Kris Schultz asked for signatures on the final plans that received conditional approval on June 11, 2001.

Mr. McAllister said that all previously stated concerns had been addressed.

Mr. Hover asked that the chairman withhold his signature until compliance issues have been resolved between the Building Inspector and the applicant.

Mr. Bader said that the applicant seemed to respond to the letter sent by Mr. Bader stating that the applicant was in violation of the site plan by having too many cars on the site. The site plan allows a total of 44 parking spots on the site; 16 of which are designated for the display of vehicles.

Mr. Hover stated that since there are no other tenants in the plaza currently, if the plaza owner allows the applicant to display cars in some of the other parking spots, there should at least be a letter to that effect on file with the town.

Mr. Monno was concerned about the parking of vehicles in the driveways potentially causing difficulty for fire apparatus.

Items outstanding:

- Signature of the Town Engineer

Schoolhouse of Brockport Resubdivision and Amended Site Plan. 1375 Transit Way. Tax Acct. No. 084.01-1-34. Engineer Kris Schultz explained that the property line on the east side needs to be moved to the east one foot. The current plan is short less than one foot for the required set back. He also said the footprint of the building changed by a "couple" of feet on the west side since conditional final approval was granted on June 11, 2001.

Mr. Bader stated that the building's footprint change does not present a problem in his opinion.

Moved by Mr. Hover, seconded by Mr. Hertweck, to reassert the motion from the June 11, 2002 Planning Board meeting granting amended site plan approval taking into account the change brought to the board this night and contingent upon the Town Engineer's review.

Ayes – 6

Mr. Schultz stated that the applicant also owns the property to the east so moving the property line one foot is a simple matter.

Moved by Mr. Hale, seconded by Mrs. Bahr, to accept the Schoolhouse of Brockport Resubdivision to add one foot to the property on the east side, for review.

Ayes – 6

The Public Hearing was set for August 12, 2002.

Brockport Ford Amended Site Plan. 4875 Lake Road. Tax Acct. No. 083.02-1-17. Architect Andrew Hintenach presented façade renovation plans. The plastic translucent material will be removed from the building and replaced by a white insulated metal panel above the glass. The entrance will be built out five feet and will include white columns. Sidewalks will remain. Mr. Hintenach said the plans will bring the building into compliance with Ford design standards.

Mr. Hover asked about ADA compliance.

Mr. Bader stated that one entrance needs to be handicapped accessible.

Mr. Hintenach said that the project is so small that he didn't believe ADA requirements would apply. Mr. Thompson the doors are not being changed, decorative columns will flank the front entrance.

Mr. Hover strongly urged the applicant to make the building handicapped accessible even if it is not legally required. Mr. Hover also said he would prefer the storage shed on the south side be removed, if it isn't, it should be painted to match the new façade.

Items remaining:

- Check into ADA requirements
- Put color scheme on an elevation
- Verify status of storage shed and pile of tires

Informal Discussion

Mr. Dale Noble explained his truck sale business on Colby Street. He is doing some body work and repairs at the site. He and his son prep vehicles that they sell at a used car business in Webster and turn trucks into dump trucks.

There is no water at the site. Mr. Noble plans to install a holding tank.

Mr. Noble said he is not planning to do oil changes at the site, but he is interested in heating the building with a waste oil burner.

Mr. Noble said he hopes to have a Special Permit E application before the board at its August 12 meeting.

The meeting was adjourned by motion at 9:15 p.m.

Planning Board Secretary