

**TOWN OF SWEDEN  
Planning Board Minutes  
July 10, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 10, 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 Oberst, MRB, James Butler, Building Inspector, Brian Sorochty, Greg Barkstrom, Harold Mundy

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. Minor, that the minutes of June 12, 2006, be approved.

Ayes – 5

**Fisher Subdivision & Site Plan. Corner of Beadle & Sweden-Ogden TL Rds. 099.04-2-5.1**

Mr. Brian Sorochty, DDS Engineers, addressed the Board. The subject parcel is located on the northwest corner of Beadle Road and Sweden-Ogden TL Road. The parcel is approximately 34.9 acres and is zoned R1-2. The applicant is proposing to subdivide the parcel into two building lots, Lot 1, 24.9 acres, and Lot 2, 9.9 acres. A single family home is proposed for each lot to be serviced by a private well and leach field system.

7:05 p.m. - Member Hale arrived.

The Board reviewed the plans. Mr. Minor questioned the 45 ft. wide piece of land at the northeast boundary line. Mr. Sorochty stated the applicant doesn't intend to do anything with that portion of land.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Fisher Subdivision & Site Plan be accepted for review.

Ayes – 6

Chairman McAllister requested that Lot 2 be shown on a key map separate from Lot 1.

The Public Hearing will be August 14, 2006.

**INFORMAL**

**Wendy's – Exterior Renovations**

Mr. Greg Barkstrom, Wendy's of Rochester, addressed the Board. Mr. Barkstrom's proposal includes replacing the existing greenhouse with a new standing seam roof, existing brick knee wall, and storefront glass. Also, install a new fascia system to the restaurant exterior. Mr. Barkstrom distributed pictures of the existing facility in Brockport and a recently remodeled Wendy's Restaurant on Dewey Avenue as a comparison.

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There will be no sign on the building due to the existing freestanding sign. The landscaping will remain the same or be replaced if damaged during renovation.

Chairman McAllister asked Mr. Butler if he had any concerns. Mr. Butler stated that when the building permit is submitted, the Fire Marshal and himself will review the plans. Mr. Oberst asked if there was back lighting on the fascia system. Mr. Barkstrom stated the fascia system is top lit and shines down on the beige background.

There were no other concerns. The Planning Board advised Mr. Barkstrom that an amended site plan would not be necessary and to proceed to the Building Department.

**Swamp Road - Subdivision**

The Clerk explained that the Building Department received a letter from Attorney Gary Christiano requesting whether his client would need subdivision approval to purchase 25 acres (out of a total of 29.10 acres) of vacant land that is designated as wetlands. The remaining 4.10 acres will be transferred to the property owner to the east.

Chairman McAllister confirmed with Mr. Oberst that according to the NYS Realty Subdivision Laws, any parcel of land of 5 acres or less is a “residential lot” or “residential building plot,” and subdivision approval is required.

The meeting was adjourned by motion at 7:45 p.m.

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**Planning Board Secretary**