

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 14, 2003, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Craig McAllister, David Hale, Ellen Bahr, Edward Williams.

Absent: Terrin Hover, William Hertweck, Arnold Monno.

Also present: Jerry Foster and Whitney Autin - Environmental Conservation Board, Charles Sanford – Fire Marshal, Scott Schultheis, Natalie Carmichael, Dave Riexinger, Douglas Foelsch, Fred Harrison, Al Rubenacker, Jim Glogowski, Franklin Churchill, Robert Fitzgerald.

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. Williams, that the minutes of June 9, 2003 be approved.

Ayes - 4

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

Ayes – 4

The 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.

Harrison Root Subdivision & Site Plan. Root Road. 099.04-2-9.15

Mr. Rubenacker, 74 Root Road, addressed the members with two concerns which were water flow and control of ground water. Mr. Rubenacker is concerned that there will be a substantial amount of water on his property at the north boundary. Mr. Rubenacker currently has a 12 in. culvert under his driveway to help with water flooding 100 ft. off road. Mr. Rubenacker is concerned with water pressure which varies now. Also, from time to time there is a sulfur taste. Mr. Rubenacker questioned how a new well would impact his well.

Mr. Hale assured Mr. Rubenacker that the Planning Board would not want the water situation to become worse and that the Town Engineer will address his concerns.

Moved by Mr. Hale, seconded by Mr. Williams, to adjourn the public hearing to the regular meeting.

Ayes – 4

Barry Dodge Showroom/Car Wash Site Plan. 4594 Lake Road. 083.080-2-3

Engineer Foelsch, LaBella Associates, stated that the main goal is to convert the former car wash into a truck/car showroom with sales offices, bathroom and accessory spaces which will be 100ft. by 200ft. completely developed. Mr. Foelsch wants to keep the existing size and location the same, but update it with the “Barry Dodge” look.

Mrs. Bahr asked if the exterior will complement the existing Barry Dodge site and the answer was yes.

Chairman McAllister commented this isn't a tear down. It's pre-existing, nonconforming and no variances are needed.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the Barry Dodge Showroom/Car Wash Site Plan be accepted for review.

Ayes – 4

The Public Hearing will be held August 11, 2003.

Homa ReSubdivision. 847 Gallup Road. 085.01-2-19.111 and 085.01-2-19.12
Chairman McAllister noted that the Town Engineer, Fire Marshal and Highway Superintendent signed the mylar. This is a realigning of property lines.

At the May 12th Planning Board Meeting it was requested that the plans be redrawn showing correct lines and acreage. The plans were reviewed and accepted as correct.

Mrs. Natalie Carmichael stated that the neighbors were satisfied with the brush clearing.

Moved by Mr. Hale, seconded by Mr. Williams, that the final public hearing be waived, the Homa Resubdivision be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes - 4

Spencer Estates Lot R3A Amended Site Plan. 1823 Colby Street. 100.01-1-14.1
Chairman McAllister noted that the Town Engineer, Fire Marshal and Highway Superintendent signed the mylar.

Mr. Hale asked if the vegetation note recommended by the Conservation Board was added and the answer was yes.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the final public hearing be waived, the Spencer Estates Lot R3A Amended Site Plan be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes - 4

Schultheis Subdivision and Site Plan. W. County Line Rd. 067.04-1-1.12, 067.04-1-6
Engineer Glogowski stated that the hedgerows and trees were added and that Town Engineer James Oberst had signed the mylar.

Chairman McAllister asked Mr. Sanford, Fire Marshal, if he had seen the plans and was prepared to sign. Mr. Sanford answered yes to both questions.

Mr. Hale asked Mr. Glogowski to go over the five points/notes from the Conservation Board/County Planning stating the outcome:

1. will add wetland and buffer delineation
ADDED ON SMALL DRAWING
2. will specify type of septic system on Lot 1
STANDARD SEPTIC SYSTEM
3. will add other hedgerows and trees greater than 5 inches in diameter
COMPLETED
4. will add vegetative note
NOT DONE...WILL ADD TO PLAN
5. will add sand note
COUNTY HEALTH DEPT INSPECTION WILL BE DONE TO MAKE SURE RIGHT
TYPE OF SAND IS USED

Moved by Mr. Hale, seconded by Mrs. Bahr, that the Schultheis Subdivision/Site Plan be approved contingent upon vegetation note to be added, and the Chairman be authorized to sign the mylar.

Ayes - 4

Harrison Root Subdivision & Site Plan. Root Road. 099.04-2-9.15

Chairman McAllister asked if a vegetation note was on the plan. Engineer Fitzgerald read vegetation note. Mr. Gerald Foster explained that a vegetation note is added to avoid any unnecessary removal of vegetation and/or no clear cutting is done.

Chairman McAllister noted that information regarding this project was not sent to Monroe County Soil & Water Conservation District, Monroe County Department of Health, Water Quality Mgmt and NYS Department of Environmental Conservation.

Mr. Hale added that we had not received comments from Town Engineer James Oberst. Mr. Fitzgerald read from a letter he received from Mr. Oberst stating he had no engineering concerns at this time. Mr. Fitzgerald will fax letter to the Town of Sweden tomorrow.

Mr. Fitzgerald added there will be a small increase of storm water run off. Mr. Fitzgerald also added that the down spouts will be tied in so discharge is to south property line swale.

Mr. Fitzgerald also commented as far as one well affecting another, there are expensive tests we could do, but there is still no guarantee.

Mr. Hale asked if a Agricultural Data Statement had been completed and the answer was yes. Chairman McAllister asked if there was farmland close to the project. Mr. Rubenacker answered no.

Mr. Fitzgerald stated a culvert was not proposed in plans because the project is located on a knoll.

Ayes - 4

Moved by Mr. Hale, seconded by Mr. Williams, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, and the Environmental Conservation Board, the Planning Board determines that the Harrison Root Subdivision/Site Plan is an unlisted action which will not have a significant impact on the environment.

The meeting was adjourned by motion at 8:05 p.m.

Planning Board Secretary