

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 12, 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, Edward Williams, Terrin Hover, and David Hale.

Absent: Ellen Bahr.

Also present: Jerry Foster—Environmental Conservation Board, Charlie Sanford – Fire Marshal, Jim Oberst - MRB, Paul Thompson – Thompson and Dilcher, Dave D’Amico – GES, John Sciarabba, Erin Venezia, Ed Fuierer, Bob Sodoma, AJ Barea, Jerry Watkins, Lynn and Jim Salmon, Nick and Roseanne Mascari, and others.

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

Correspondence passed to members for review.

Moved by Mr. Hover, seconded by Mr. Hertweck, that the minutes of July 8, 2002 be approved.  
Ayes – 5

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

Ayes – 5

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.

**Exxon Mobil Oil Corp Permit E/ Amended Site Plan.** 6517 Brockport Spencerport Road. Tax Acct. No. 084.01-1-4.2. Dave D’Amico briefly described the temporary shed that would be built to house remediation equipment.

There were no public comments.

Mr. Williams arrived.

**White Subdivision and Site Plan.** Colby Street. Tax Acct. No. 099.02-1-7.

Erin Venezia described the subdivision of an approximate 9 acre lot from the 28 acre parcel. A single family home would be built on the approved lot, the rest of the land to remain undeveloped at this time.

Neighbors Lynn and Jim Salmon and Nick and Roseanne Mascari asked several questions about the project.

Mr. Salmon wants the new owner to understand there would be no hunting on his adjoining property. He said the single family home proposal is better than letting the land sit dormant.

**Schoolhouse of Brockport Resubdivision and Amended Site Plan.** 1375 Transit Way. Tax Acct. No. 084.01-1-34. Engineer John Sciarabba explained that the property line on the east side needs to be moved to the east one foot to meet set back requirements.

There was no public comment.

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

Ayes – 6

**Hartleben Revised Site Plan.** 6275 Redman Road. Tax Acct. No. 113.01-1-12.12. Engineer Brian Sorochty presented new plans to relocate a single family home on an already approved lot. The owner built a barn where the house was to be constructed. The house and septic system have to be moved.

Mr. Sorochty said the lot has already been reperfected and the plans sent to the Monroe County Health Department. The well is existing.

The driveway to the barn is existing, however the driveway to the house garage will need a turn around. Mr. Sorochty agreed to add the turn around to the plans.

Engineer John Sciarabba asked if the board could waive the public hearing and grant approval based upon the engineer's review. The board decided a public hearing is necessary.

Moved by Mr. Hale, seconded by Mr. Williams, that the Hartleben Revised Site Plan be accepted for review.

Ayes – 6

The Public Hearing is set for September 9, 2002.

**Brockport Ford Amended Site Plan.** 4875 Lake Road. Tax Acct. No. 083.02-1-17. Paul Thompson submitted updated plans. He noted that the 12' x 16' shed has been removed. The plans now show the existing handicapped ramp and parking spots. He also brought a sample of the metal panel to be used in the façade treatment. Mr. Thompson said there will be no changes to the lighting at the site. He agreed to add "Ford" lettering to a sign left blank on the plans.

Moved by Mr. Hale, seconded by Mr. Hover, that the final public hearing be waived, that the Brockport Ford Amended Site Plan be granted final approval contingent upon the signature of the Town Engineer, Fire Marshal, and the Chairman be authorized to sign the mylar.

Ayes – 6

**Exxon Mobil Oil Corp Amended Site Plan.** 6517 Brockport Spencerport Road. Tax Acct. No. 084.01-1-4.2

Mr. D'Amico submitted an updated plan including bollard details and specifications from the shed manufacturer. He said the shed will occupy 1.5 parking spots. There will be asphalt repair after the installation of the remediation equipment and shed. Mr. D'Amico agreed to restripe the

affected parking area. He also agreed to show a second employee parking spot on the final plan.

The shed will be painted olive gray to match the existing building. There will not be windows in the shed. The door will be kept locked and an emergency contact number posted. The DEC is requiring remediation work to begin by September 25.

A note stating that the shed is to be removed upon completion of the remediation must be added to the plan.

Moved by Mr. Hale, seconded by Mr. Hertweck, that with the packet presented to the Planning Board as part of the site plan, that the Exxon Mobil Amended Site Plan be granted final approval and the Chairman be authorized to sign the mylar contingent upon the signatures of the town engineer and fire marshal.

Ayes – 6

The signed mylar will serve as the Special Permit E.

**White Subdivision and Site Plan.** Colby Street. Tax Acct. No. 099.02-1-7.

Ms. Venezia stated that a turn around on the driveway would be added to the plans.

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

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Hertweck, that the White Subdivision be given preliminary approval.

Ayes - 6

**Schoolhouse of Brockport Resubdivision.** 1375 Transit Way. Tax Acct. No. 084.01-1-34.  
Mr. Sciarabba submitted the mylar with one foot added to the east lot line.

Moved by Mr. Hale, seconded by Mr. Hover, that the Schoolhouse of Brockport Resubdivision be given preliminary approval.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Hover, that the final public hearing be waived, the Schoolhouse of Brockport Resubdivision be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes – 6

**Informal Discussion – Lake Road Plaza Conceptual Plan.**

Jerry Watkins, representing the Farash Corp, presented a conceptual plan of a Classy Chassy laser car wash as an out parcel on the Lake Road Plaza site. The conceptual plan also featured an outdoor eating area for Bill Gray's and alterations to the parking lot including landscaping.

Representatives from the car wash explained the touch free system and talked about their other locations.

Some of the concerns mentioned by the Planning Board included:

- Iciness in the driveway caused by dripping cars
- Automobile lights shining into residential areas
- The visual effect of multiple bays
- Traffic flow in the lot
- The location of the Bill Gray dumpster in relation to the outdoor eating area

No action taken.

**Sodoma Market Subdivision.** Brockport Spencerport Road. Tax Acct. No. 085.01-1-3. Engineer AJ Barea submitted plans to subdivide 2.6 acres from the 75 acre parcel. Bob Sodoma explained that he would like to separate the farm market and parking from the rest of the farm land.

Mr. Barea agreed to provide calculations regarding green space set back and lot coverage requirements.

Moved by Mr. Hover, seconded by Mr. Williams, that the Sodoma Market Subdivision be accepted for review.

Ayes – 6

The Public Hearing was set for September 9, 2002.

The meeting was adjourned by motion at 9:50 p.m.

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Planning Board Secretary