

**TOWN OF SWEDEN
Planning Board Minutes
August 20, 2012**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 20, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, William Hertweck, Craig McAllister, Arnold Monno, David Strabel.

Absent: Matthew Minor.

Also present: James Oberst, MRB, Kris Schultz, Schultz Associates, Eric Schaaf, Marathon Engineering, Ed Summerhays, L.S., Richard Maier, DDS Engineers, Andrew Gallina, Joyce Zimowski, Lauren McCracken, Sue Collins, Robert Lewis

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of July 9, 2012, be approved.

Ayes – 5
Abstain – David Strabel

Moved by Mr. Monno, seconded by Mr. Strabel, that the regular meeting be adjourned to the public hearing.

Ayes – 6

Chairman McAllister read the notice of public hearing and affidavit of publication.

McCracken Resubdivision. Lake Road. 114.01-1-43.112, 43.113, 43.114

Chairman McAllister asked if there was anyone present with questions, comments or concerns.

Mr. Robert Lewis, 6662 Lake Road, asked if this project has anything to do with the sign on Lake Road directly across from Ladue Road advertising a new Christian ministry coming soon. The answer was no and should any development be proposed in the future, a public hearing will be held.

There were no other questions.

Unity Medical Office Amended Site Plan. 6668 Fourth Section Road. 083.02-1-20.114

Mr. Andy Gallina addressed the Board. He introduced Ms. Joyce Zimowski from Unity Health, and Mr. Eric Schaaf from Marathon Engineering. The applicant is proposing to construct a freestanding sign on the southeast corner of the site. There have been no changes since the last meeting. This application is a very important addition to the property from an exposure standpoint of a medical facility for patients and emergency vehicles. Ms. Joyce Zimowski stated that because this is a medical facility, emergency vehicles need to be called to transport patients and that the building should be easily identified. Ms. Zimowski stated the office opened up July 16, 2012, and since that time, patients have mentioned that the building is difficult to find without any outside signage and that the Wegmans plaza can get confusing driving around inside.

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Chairman McAllister confirmed that it was the applicant's choice not to have building signage on the front of the building. Mr. Gallina stated even if there were a sign on the front of the building, it wouldn't be visible from Fourth Section Road.

Mr. Hertweck confirmed that the freestanding sign would be located north of ESL near the roadway. Elevations of the signage were reviewed, which showed it was informational, aesthetically pleasing, and the materials blend in well with the building.

There were no other questions.

Moved by Mr. Monno, seconded by Mr. Dollard, to adjourn the public hearing to the regular meeting.

Ayes – 6

Eisenhauer Site Plan. Shumway Road. 084.04-1-21

Mr. Monno asked for clarification regarding why this application did not require subdivision approval. The Clerk explained that the lot lines were created in 1954 per a copy of the deed received from the assessor's office and were not changed since that time. Mr. Strabel added that at a previous meeting, the Board decided that if the existing lot lines of a parcel were created before the Planning Board subdivision regulations were adopted in 1968, regardless if there was a structure on it, subdivision approval was not required. The parcel was pre-existing. Mr. Monno asked the Clerk to document the discussion in the minutes.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Eisenhauer Site Plan be accepted for review.

Ayes – 6

The public hearing will be September 10, 2012.

RWJ Subdivision. 6273 Brockport-Spencerport Road. 084.01-1-12.1, 084.01-1-1.006

The Clerk informed the Board that Mr. Schultz stated he would be late for the meeting. The Board reviewed the submitted plan. The common lot line is being changed between the car wash parcel and the vacant lot off Transit Way.

Moved by Mr. Strabel, seconded by Mr. Hale, that the RWJ Subdivision be accepted for review.

Mr. Dollard requested the complete address of both owners be included on the plan and the appropriate forms.

Ayes – 6

The public hearing will be September 10, 2012.

Faro Resubdivision and Site Plan. 1091/1107 Whittier Road. 114.02-1-21, 114.02-1-22

The Board reviewed the submitted plan. The applicant is creating a second lot with a proposed single family home. Mr. Strabel stated the new lot currently has an existing barn located on it.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Faro Resubdivision and Site Plan be accepted for review.

The Board requested that the plan drawings be labeled as both Resubdivision and Site Plan accordingly.

Ayes – 6

The public hearing will be September 24, 2012.

Merrill Estates Amended Site Plan – Lot 1. 1105 Beadle Road. 098.04-1-21

The Board reviewed the submitted plan.

Mr. Kris Schultz arrived to the meeting – 7:30 p.m.

Mr. Hale requested the original approval date for subdivision and site plan be added to the plan.

Mr. Monno asked if there was a good perc. Mr. Schultz stated surprisingly yes with good results.

Mr. Schultz located the original subdivision map, which was signed in February 1997 by Chairman McAllister.

Moved by Mr. Dollard, seconded by Mr. Strabel, that the Merrill Estates Amended Site Plan – Lot 1 be accepted for review.

Ayes – 6

The public hearing will be September 10, 2012.

Collins Subdivision – Lots 1 and 2. 2266 Reed Road. 128.01-1-9.1

Mr. Richard Maier submitted revised drawings showing the location of the wetlands. The wetlands would impact the access to the flag lot so an ingress/egress easement was created.

Chairman McAllister asked if the Town Engineer was satisfied with the plan. Mr. Oberst stated he was good with the updated plan.

Mr. Monno asked for confirmation that it wasn't an issue to disturb the wetlands. Mr. Maier stated there isn't any proposed development so there's no disturbance.

Mr. Monno asked for clarification regarding the stream corridor and whether it goes through the wetlands on Lot 1. Mr. Maier stated the stream does eventually go into the north tributary of Black Creek.

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Moved by Mr. Hale, seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Collins Subdivision, located at 2266 Reed Road, and

WHEREAS, the Planning Board held a public hearing on July 9, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Monroe County Planning and Development, Fire Marshal, and the Environmental Conservation Board;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Collins Subdivision is an unlisted action which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Planning Board grants Preliminary Approval, and

BE IT FURTHER RESOLVED, that the Planning Board waives the final public hearing and grants final approval, and the Chairman be authorized to sign.

Ayes – 6

Unity Medical Office Amended Site Plan. 6668 Fourth Section Road. 083.02-1-20.114

Chairman McAllister continued review of the application. He explained that because the type of proposed signage is not permitted in a plaza, the application would be rejected and referred to the Zoning Board of Appeals (ZBA) for a use variance and because the location of the proposed sign does not meet the 10 ft. setback requirement from the R.O.W., an area variance would also be required.

Mr. Hale asked when would a SEQRA motion be given and what part of the code should be cited. The Town Engineer referenced the following code relative to the requested variances as 175-30, E-2, G and 175-30, E-2, A. Chairman McAllister said the environmental motion would be given after a determination is made by the ZBA.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application from Gallina Development for a monument sign at the Unity Medical Office Building, located at 6668 Fourth Section Road, and

WHEREAS, said proposed sign is in violation of the relevant sections of the code for a pylon sign and setback required;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board denies the application.

Ayes – 6

The Clerk will coordinate a date for a ZBA public hearing.

McCracken Resubdivision. Lake Road. 114.01-1-43.112, 43.113, 43.114

Mr. Lauren McCracken addressed the Board on behalf of Mr. A.J. Barea, who couldn't make the meeting due to an illness.

Fire Marshal Comments

- Mr. McCracken confirmed that the access drive to the property would stay in the same location.

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MRB Comments

- The Clerk confirmed that Mr. Barea would add the Notice of Farm Operations to the plan when he returns to work.

ECB Comments – there were none.

County Comments – no comments received to date.

Moved by Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the McCracken Resubdivision, located on Lake Road South, and

WHEREAS, the Planning Board held a public hearing on August 20, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Environmental Conservation Board and Fire Marshal;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the McCracken Resubdivision is an unlisted action which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Planning Board grants Preliminary Approval, and

BE IT FURTHER RESOLVED that the Planning Board waives the final public hearing and grants final approval contingent upon receipt of revised plans, and the Chairman be authorized to sign.

Ayes – 6

The meeting was adjourned on motion at 9 p.m.

Planning Board Clerk