

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 8, 2003, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Craig McAllister, Edward Williams, David Hale, Ellen Bahr, William Hertweck, Arnold Monno

Also present: Jerry Foster and Whitney Autin-Environmental Conservation Board, Jim Oberst-Town Engineer, Charles Sanford – Fire Marshal, Dave Rixinger, Douglas Foelsch, Fred and Jennifer Harrison, Franklin Churchill, James Northrup, Kris Schultz, Frank Sciremammano

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 Mrs. Bahr, that the minutes of June 30, 2003 be approved.

Ayes - 4  
Abstain – Mr. Hale

Moved by Mrs. Bahr, seconded by Mr. Hale, that the minutes of July 14, 2003 be approved.

Ayes - 4  
Abstain - Mr. Hertweck  
Mr. Monno

Moved by Mr. Hale, seconded by Mr. Hertweck, that the minutes of August 11, 2003 be approved.

Ayes - 4  
Abstain - Mr. McAllister  
Mr. Williams

**Homa Resubdivision.** South side of Campbell Road. 085.01-2-19.111 and 085.01-2-19.12  
Mr. Hale commented Engineer Carmichael should use the words “private driveway” on the plans instead of “private road.”

Moved by Mr. Hale, seconded by Mr. Monno, that the Homa Resubdivision be accepted for review.

Ayes - 5

The Public Hearing will be September 22, 2003.

**Barry Dodge Showroom/Car Wash Site Plan.** 4594 Lake Road. 083.080-2-3  
Mr. Foelsch began by commenting that the site plan was updated as per Planning Board’s request at the August 11<sup>th</sup> meeting. Mr. Foelsch has made an application with the Monroe County Water Authority to check if a RPZ is required. Also, wood planter boxes will be added to the front and north side of the building similar to those at the existing Barry Dodge site.

Mrs. Bahr asked about the lawn area on the south side of the building. Mr. Foelsch stated at this time there are no plans to change this area. Also, Mrs. Bahr asked about the signage to be used. Mr. Foelsch commented signage will be located in the gape area with the same motif as the existing Barry Dodge site.

Mr. Williams asked if there will be any dumpsters. Mr. Foelsch stated the dumpsters will be used at the existing Barry Dodge location for both showrooms.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the final public hearing be waived, the Barry Dodge Site Plan be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes - 5

7:15 p.m. – Board Member, William Hertweck, arrived at meeting.

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

Engineer Churchill stated the existing well will be abandoned with the new well a minimum of 200 feet away from the field. Also, drainage will be to the southeast and will increase minimally with the new house.

Mr. Churchill asked Jim Oberst, Town Engineer, if he was prepared to sign the mylar and Mr. Oberst replied yes. Chairman McAllister asked Charles Sanford, Fire Marshal, if he was prepared to sign the mylar and Mr. Sandford replied yes.

Moved by Mr. Hale, seconded by Mr. Monno, that the final public hearing be waived, the Harrison Root Subdivision & Site Plan be granted final approval and the Chairman authorized to sign the mylar.

Ayes - 6

**Northview Subdivision & Site Plan.** Fourth Section Road. 083.01-1-27

Kris Schultz stated there had been a meeting with the Environmental Conservation Board and the discrepancies/concerns that resulted from that meeting were due to two different EAF forms being submitted. Also, Mr. Schultz took the time to bring the Planning Board up to date with the status of the project.

Frank Sciremammano, F-E-S Associates, began by commenting that the Town Board on July 23, 2002 adopted a resolution to sign a Negative Declaration Form for the rezoning of the Northrup Property. Mr. Sciremammano read from the SEQR handbook dated September 20, 1995, page 14, section (3) Coordinated review, (iii), which states:

*If a lead agency exercises due diligence in identifying all other involved agencies and provides written notice of its determination of significance to the identified involved agencies, then no involved agency may later require the preparation of an EAF, a negative declaration or an EIS in connection with the action. The determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies.*

Mr. Sciremammano stated once a Negative Declaration is completed, the SEQR process ends unless the Negative Declaration resolution is rescinded.

Jim Oberst, Town Engineer, commented that this Negative Declaration and EAF only addressed rezoning.

Mr. Schultz commented that while the SEQR process may have ended with the Negative Declaration, we still will be reviewing all information and concerns with the involved agencies.

Discussion took place regarding the above for some time, and it was decided that Chairman McAllister would follow up with Jim Bell, Town Attorney, to discuss the Planning Board's position/concerns.

Mr. Schultz stated that a short time ago he and Mr. Northrup had met on-site with many neighbors from the south side of the road to explain the project plans, improvements and answer questions/concerns. This was a positive meeting.

Mr. Schultz has a meeting with the Monroe County Water Authority this week regarding the project.

The meeting was adjourned by motion at 8:30 p.m.

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Planning Board Secretary