

**TOWN OF SWEDEN
Planning Board Minutes
September 9, 2013**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 9, 2013, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, Craig McAllister, Arnie Monno, David Strabel.

Absent: David Hale, Matthew Minor.

Also present: Adam Freeman, LandTech Surveying & Planning, Daniel Stubblebine, William Danno

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

Correspondence was passed to members for review.

Mr. Strabel arrived at 8 p.m.

Moved by Mr. Dollard, seconded by Mr. Monno that the minutes of August 12, 2013, be approved.

Ayes – 4

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

Ayes – 4

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

Danno Resubdivision. 20/28 Capen Road. 098.03-1-8.11, 098.03-1-8.23

Chairman McAllister asked if there was anyone present with questions, comments or concerns. There were none.

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

Ayes – 4

Mr. Monno asked if all of the Town Engineer's comments have been addressed. Mr. Oberst stated yes except he requested that the Ogden-Parma Town Line Road note be deleted from the plan. Mr. Danno will ask Mr. Glogowski to correct the plan.

The Fire Marshal had no comments. The ECB asked for a change on the application form, but otherwise there was no adverse environmental impact with the proposed action.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Danno Resubdivision located at 20 and 28 Capen Road, and

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WHEREAS, the Town of Sweden Planning Board held a public hearing on September 9, 2013, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Agricultural Data Statement, comments received from the Town Engineer, Environmental Conservation Board, and Fire Marshal,

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

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, that the Danno Resubdivision be approved contingent upon removing the Ogden-Parma Town Line Road note from the plan and receiving the required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 4

J.H. Resubdivision, Amended Site Plan and Special Use Permit E. 2324/2326 Colby Street. 084.04-1-36/37

Mr. Adam Freeman addressed the Board. The Board reviewed the drawings and application.

Mr. Dollard asked how big the existing building is. Mr. Stubblebine stated it's approximately 1200 sq. ft. Mr. Dollard requested the dimensions be added to the plan.

Mr. Stubblebine explained that these lots were granted an area variance which approved the rear property line at a depth of 199.15 ft.

Mr. Monno asked why the location of the tank was so far away from the building when there is no basement. Mr. Freeman explained there is a 10 ft. minimum separation requirement from a septic tank to a building. Mr. Monno thought that only applied when there's a basement and not a slab like this building. Mr. Freeman wasn't aware of any distinction between the two, but will confirm with the County.

Mr. Dollard asked how many parking spaces will there be. Mr. Freeman stated of the 35 parking spaces, 30 will be for display and 5 for customer/employee parking with 1 being a handicap space.

Mr. Freeman explained there will be a front office with a handicap accessible restroom and two bays. The plan shows where there will be lights on the building.

Mr. Dollard asked what type of repairs will be done. Mr. Stubblebine stated basic repairs and cleanup in order to sell a vehicle. There will be no painting.

Mr. Monno asked for clarification as to how much gravel and how much pavement is on the lot. The applicant would rather start out with gravel and have asphalt in the future. Per Town code, commercial auto dealers are required to have paved parking lots. Colby Street is a County road and the plan will be reviewed by the County.

SWPPP is required if the area of disturbance is greater than 25,000 sq. ft. Mr. Strabel requested a dotted line be shown around the SWPPP area and a SWPPP requirement note be added to the plan. Chairman McAllister stated the applicant may want to consider revising the number of parking spaces so the area of disturbance falls under 25,000 ft.

TOWN OF SWEDEN
Planning Board Minutes
September 9, 2013

Moved by Mr. Strabel, seconded by Mr. Monno, that the J.H. Resubdivision, Amended Site Plan and Special Use Permit E be accepted for review.

Ayes – 4

The Public Hearing will be October 28, 2013.

The meeting was adjourned on motion at 8:45 p.m.

Planning Board Clerk