

**TOWN OF SWEDEN
Planning Board Minutes
September 11, 2006**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 11, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno

Absent: Edward Williams

Also present: James Oberst, MRB, Whitney Autin, ECB, Kris Schultz, Eric Bartles, Keith Denton

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

Correspondence passed to members for review.

Moved by Mr. Minor, seconded by Mr. Hale, that the minutes of August 14, 2006 be approved.

Ayes – 6

Moved by Mr. Hertweck, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 6

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.

Michael J. Miles Subdivision & Site Plan. 8609 West Canal Road. 067.02-2-8.21

Mr. Kris Schultz addressed the Board asking again if there was anyone present regarding this project. There was no one. Mr. Schultz explained that the only change since the original submission was the addition of a proposed barn. The applicant is proposing a single family home on a large parcel with lots of space between neighbors. A driveway and pond have already been put in.

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

Ayes – 6

Chairman McAllister continued review of this project.

ECB Comments

Mr. Schultz was very pleased with the Board's comments that the development is an environmentally responsible site plan and is in sync with the Comprehensive Plan. The Board did request three trees (two by the existing pond and one in the existing driveway) be retained and a note added to the plans stating this. Mr. Schultz agreed.

MRB Comments

The driveway apron issue was addressed. Mr. Oberst and Mr. Sanford agreed that the split level at 511 on the plan could serve as a "bubble," which is required for the length of this driveway.

The existing overhead electric lines are not high-tension lines. The lines run across the property instead of along Canal Road. The lines are located in an easement to National Grid.

**TOWN OF SWEDEN
Planning Board Minutes
September 11, 2006**

Moved by Mr. Hale, seconded by Mr. Minor, that having reviewed the Project Information Form, comments from the Town Engineer, Environmental Conservation Board and the Fire Marshal, the Planning Board determines that the Michael J. Miles Subdivision & 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. Minor, that the Michael J. Miles Subdivision be given preliminary approval.

Ayes – 6

Hall Subdivision – Resubdivision of Section II, Wohlers Subdivision. Sweden Walker Road.069.04-1-18.2,18.3,18.4
Mr. Kris Schultz addressed the Board. The Town Engineer, DOH, and the Water Authority have signed the plans.

Moved by Mr. Minor, seconded by Mrs. Bahr, that the final public hearing be waived, the Hall Subdivision – Resubdivision of Section II, Wohlers Subdivision, be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes – 6

INFORMAL

Incentive Zoning – Highlands Senior Development

Mr. Kris Schultz addressed the Board and asked if there were any questions regarding the new incentive zoning process. Chairman McAllister stated comments were forwarded to the Town Board requesting more details/guidelines. Mr. Schultz stated if the Town Board feels a project has merit, it is forwarded to the Planning Board for an opinion, but not for a typical site plan review. An advisory report is then completed within 45 days from the time the Town Board forwards the application to the Planning Board.

Chairman McAllister questioned what the guidelines were for phased developments relative to when the benefits would be received.

Mr. Schultz stated initially, the project was brought before the Town Board, and a request was made to hold a meeting with the neighbors to introduce the project. Surprisingly, the neighbors received it favorably even after all the contention with the Wal-Mart SC project.

The Board reviewed the plans. Mr. Schultz explained that this parcel is the balance of the property included in the original Highlands at Brandwood project. This project was before the Board many years ago, and there were issues with the DOT access, water pressure, etc. The Wal-Mart SC project has since been approved and it has changed things around, as well as the market has changed. Mr. Schultz' opinion is that there is not a decent senior development in the Town, and so he urged Mr. Hassall to move forward with this project.

Chairman McAllister added that one of the complaints he has heard about other senior developments is that they're not in walking distance to certain amenities/services residents require. Mr. Schultz stated the project would include singles, doubles and quads for a variety of housing. There will be a corner commercial parcel, which will include businesses seniors may want to shop at. A large buffer area will shield the senior homes from the commercial area. Behind Goodwill will, most likely, be additional proposed senior housing.

TOWN OF SWEDEN
Planning Board Minutes
September 11, 2006

Mr. Hassall stated he is hopeful to be able to start the project in the spring. A lot of planning and discussion has already taken place to minimize the amount of changes during the site plan review. Mrs. Bahr suggested that the plans include interior walking and biking lanes. Mr. Schultz agreed.

Mr. Oberst asked what is the timeframe for development of the commercial parcel. Mr. Schultz indicated his responsibility was for the rezoning, but a different engineering firm will submit plans for the commercial development as soon as the rezoning is approved.

Mr. Hale asked what is the status of the roadwork to be done at Talamora Trail. Chairman McAllister stated it is all taken care of. Mr. Schultz added that DOT is satisfied with the proposed plans. The Town Board has done a lot of work to make it all work out. Mr. Minor suggested that a hammerhead be proposed sooner than later. Mr. Schultz and Mr. Hassall agreed to take care of this.

Discussion followed as to when the Planning Board could submit a report back to the Town Board with its comments. A letter from the Town Board requesting the Planning Board's opinion of the project has been completed. Chairman McAllister stated as soon as it is clear what type of format to use, the Planning Board can proceed. Mr. Schultz stated that Attorney Reuben Ortenberg would be very helpful to the Board in completing the advisory report. Mr. Oberst stated he would plan to meet with Attorney Ortenberg to discuss this.

INFORMAL

Wegmans – Parking Lot Renovation

Chairman McAllister explained to Mr. Eric Bartles, Project Manager, that the Planning Board makes sure all projects adhere to the proper zoning and zoning requirements, but has no legal ability to grant any changes. The Zoning Board of Appeals can grant variances. Chairman McAllister explained he contacted Mr. Butler to visit the store when he saw that the parking lot was being redone. The approved site plan called for 10' x 20' parking spaces. Mr. Hale noted there was a letter that stated the parking lot was inadvertently restriped 9'x18' in 1998. Chairman McAllister stated that during the three year approval of the original site plan, the main holdup was the proposed parking not complying with the 10'x20' spaces.

Mr. Bartles stated it's unfortunate that the paperwork trail isn't good, and that he is new to these issues. Mr. Bartles added that Wegmans parking spaces have always been 9'x18' with a 29' aisle width. Mr. Minor showed how there is enough parking area to accomplish the 10'x20' parking space and minimum 25' aisle. Mr. Butler added that on the original site plan, there is a note indicating a variance for the parking spaces will be sought, but nothing ever happened.

Mr. Bartles indicated he has a lot of information to present, but it sounds like the zoning is set. A compromise would be the best situation since the Town is growing so much. Chairman McAllister stated the commercial development is growing, but the amount of people in our Town has stayed the same. Mr. Hale stated the school district is losing about a hundred children a year. Mr. Bartles asked if 10'x18' parking spaces would be considered. Chairman McAllister stated it is not this Board's decision, but the ZBA could consider it. Chairman McAllister stated that the Town allowed the 9'x18' parking spaces to remain only because of the huge expense and burden Wegmans would have incurred to restripe, and the parking lot would need to be redone in five to seven years.

TOWN OF SWEDEN
Planning Board Minutes
September 11, 2006

Mr. Bartles indicated that if the Town's population is steady, then Wegmans will restripe the parking lot with 10'x20' spaces. Mr. Bartles also stated Wegmans will lose 80 spaces or more, leaving 560 or 580 spaces, which will hurt during holiday times. Mr. Minor stated that the ZBA is always an option in order to obtain some type of relief.

Ledgesdale Airpark Rezoning

The Board addressed the rezoning application per the Town Board's request. The project was just before the Board for resubdivision approval earlier this year, and at that time, the applicant made the Board aware of its intent to rezone. The Board's concerns were addressed at that time. Chairman McAllister stated the rezoning goes along with the airpark's master plan. Any public water issues will need to be resolved during the review of the site plan. Mr. Oberst added that the Town has taken possession of Eisenhower Drive to just before the hammerhead.

Wal-Mart Supercenter

Mr. Oberst explained that he met with Tom Lucey, APD Engineering, at the Wal-Mart site on Friday regarding the berm. The berm has been constructed, not quite finished, but close to the height it will be. Earlier this spring, Mr. Oberst, Mr. Lucey, Mr. Williams, and others met with the residents along the eastern property line. There were concerns regarding some residents wanting the brush cleared away and some that didn't. The letter before the Board summarizes the residents' requests. The residents wanted to wait and see what the berm would look like before making a decision. At this time, Wal-Mart is stating that Mr. Kuster's requests can be granted, that 3 Talamora Trail's requests can be granted, but that the requests of 5 to 11 Talamora Trail are not feasible due to the rock wall. The plan is to get back in touch with these residents to confirm their requests. The Clerk asked if Mr. Oberst or Mr. Lucey would arrange a meeting. Mr. Oberst stated the plan was to have Mr. Williams meet with them as a liaison and that Mr. Lucey and himself would be available to offer assistance.

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

Planning Board Secretary