

**TOWN OF SWEDEN  
Planning Board Minutes  
May 13, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 13, 2019, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Absent: Craig McAllister

Also present: James Oberst, P.E., MRB; Edmund Martin, LandTech Surveying & Planning, Jac and Karen Covert, Steve Covert.

Acting Chairman Hale called the meeting to order at 7 p.m. and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Rickman, that the minutes of April 29, 2019, be approved.

*Mr. Dollard – Aye  
Acting Chairman Hale – Aye  
Mr. Minor – Aye  
Mr. Monno - Abstain  
Mr. Rickman – Aye  
Mr. Strabel – Aye*

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

*Mr. Dollard – Aye  
Acting Chairman Hale – Aye  
Mr. Minor – Aye  
Mr. Monno - Aye  
Mr. Rickman – Aye  
Mr. Strabel – Aye*

**The Public Hearing began at 7:03 p.m.**

Acting Chairman Hale read the notice of public hearing and affidavit of publication.

**Covert Site Plan. 2430 Colby Street. 084.04-1-25.15**

Mr. Edmund Martin addressed the Board. He introduced Mr. Jac Covert and his wife Karen and son Steve, who are present tonight.

In addition to the legal notice read by Acting Chairman Hale, Mr. Martin added that vehicular access is proposed at the southwest corner of the property. Also provided is building mounted lighting and landscaping details.

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The building is to be operated as a warehouse sales operation. Mr. Jac Covert is a car collector whereby Mr. Covert buys cars and has potential buyers from all over the states come to the warehouse to look at them. There will be no maintenance or “doll-ups” of the vehicles done at the warehouse. The building will be used for both personal and business use.

Mr. Martin explained that this property is pre-existing, nonconforming for the depth of the property and the Town requires an area variance be granted prior to the Planning Board’s site plan approval for development of the property.

Soil disturbance is well below the one-acre threshold for when a DEC Phase-2 Permit is required. The applicant has eliminated an access off Colby Street per MCDOT’s request.

Acting Chairman Hale asked if there were any questions, comments or concerns relative to the application. There were none.

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

*Mr. Dollard – Aye*  
*Acting Chairman Hale – Aye*  
*Mr. Minor – Aye*  
*Mr. Monno - Aye*  
*Mr. Rickman – Aye*  
*Mr. Strabel – Aye*

**The Public Hearing ended at 7:06 p.m.**

MRB Comments – April 23, 2019

1. Mr. Minor confirmed with Counsel Lester that the project is required to go before the Zoning Board of Appeals for the depth of the property (174.40 ft. versus 200 ft. required).
2. PIF updated noting the project is within 500 ft. from a federally regulated riverine.
3. There will be commercial signs proposed. The application should be processed through the Building Department.
4. Architectural elevations will be provided by the applicant for the Planning Board’s review.
5. Vertical datum will be noted on the plans.
6. All minimum setback lines will be labeled as well dimension lines between the proposed building and the lot lines.
7. Zoning statistics should include the maximum height of structures allowed (36 ft.) versus the proposed building height.
8. It will be noted that an ADA compliant surface needs to be provided for any proposed ADA accessible parking space, access isle, and accessible route from the isle to the building. Type 7 binder is acceptable.
9. Drafting error for parking stalls; will be corrected to show 10 ft. x 20 ft.
10. The purpose of the warehouse is to be used for storage of items to be sold. No hazardous or flammable materials will be stored on site.
11. No materials will be stored outdoors. Mr. Strabel asked why is the driveway so big. Mr. Martin explained that originally there was two accesses proposed and the possible storage of an RV.
12. Garbage will be stored inside in totes.
13. MCWA is requiring a backflow preventer which is in the process of being designed.

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14. The backflow preventer will be located inside the building.
15. All MCDOT correspondence will be provided to MRB regarding curb cut and other work within the R.O.W.
16. MCDOH's approval of the septic system and correspondence should be provided to MRB and the Town.
17. There are no plans for floor drains in the warehouse; no maintenance or doll-ups will be done.
18. Limits of disturbance will be shown. No SWPPP with 3/4s of an acre disturbance.
19. It should be noted if during construction the disturbance is greater than 1 acre, the applicant will be required to conform to NYSDEC General Permit and Town MS4 requirements.
20. A stabilized construction entrance, temporary topsoil stockpile, construction staging area, and concrete washout area, if necessary, will be shown on the final plans.
21. Data regarding the lighting uniformity will be provided on the plans demonstrating compliance with the Town Code, as well as full manufacturer cut sheets provided for all proposed exterior lighting.

Highway Department – no comments.

ECB Comments – no adverse environmental impact with this proposed project - positive comments regarding plantings and gravel driveway.

Building Inspector/Stormwater Manager Comments

Septic system typo regarding the number of lines; it is 2 lines at 20 for a single bathroom.

Fire Marshal Comments

A general note will be added that 5" building address numbers on building are required.

DRC Comments

1. Monumentation will be checked and shown on plans.
2. A tie distance to the nearest county or state highway will be shown for location purposes.
3. MCDOT – design speed limit and intersection sight distances to the left and right will be shown.
4. MCDOT – existing access and culvert pipe at east end of site will be removed.
5. MCDOT - \$150 review fee required.
6. MCDOH – septic system requires approval.
7. MCDOH/MCWA – will approve backflow prevention.
8. The project did not review NYSDEC, NYSDOT and MCDED.

Mr. Strabel asked if any expansion is proposed. There is not. A 5,000 sq. ft. structure requires a sprinkled building.

The Board agreed to grant environmental approval tonight until the area variance is granted.

Moved by Mr. Strabel, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Covert Site Plan, which was accepted for review on April 8, 2019, and

WHEREAS, a public hearing was held by the Planning Board on May 13, 2019, and all persons wishing to be heard were heard, and

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WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Monroe County Planning and Development, Environmental Conservation Board, Highway & Sewer Department, Fire Marshal, and Building Inspector/Stormwater Manager.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application and determines that it is an unlisted action which will not have a significant impact on the environment.

*Mr. Dollard – Aye*  
*Acting Chairman Hale – Aye*  
*Mr. Minor – Aye*  
*Mr. Monno - Aye*  
*Mr. Rickman – Aye*  
*Mr. Strabel – Aye*

The meeting was adjourned on motion at 7:40 p.m.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk