

**TOWN OF SWEDEN
Planning Board Minutes
December 9, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 9, 2019, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Craig McAllister; Matthew Minor; Arnie Monno; Wayne Rickman; David Strabel.

Also, present: Nat O. Lester, III, Planning Counsel; Jim Oberst, P.E., MRB; Devin Winter, Excel Engineering, Inc.; Jim and Mary Weinkauf; Nevin Halls.

Chairman McAllister 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. Monno, seconded by Mr. Dollard, that the minutes of November 25, 2019, be approved.

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

WellNOW Urgent Care Clinic Site Plan. 6555 Fourth Section Road. 083.02-1-18.

Mr. Devin Winter, Excel Engineering, addressed the Board on behalf of WellNOW Urgent Care Clinic. The site is the former Friendly's property. The Friendly's building was approximately 2,400 sq. ft with 24 percent open space, and the proposed urgent care is approximately 3,500 sq. ft. with 33.3 percent open space, which now meets the greenspace requirement. The proposed urgent care will have a drive aisle leaving the accesses as they currently exist today to allow access to the property to the west. The property to the west does not have a parking easement only an access easement. The dumpster will be located at the back of the property with screening provided. Drainage will remain the same. Utilities and water will remain the same.

Mr. Minor asked if the easement goes all the way around the building. Mr. Winter stated it does not, however vague, it encompasses only the northwest corner to the front of the building to allow access for the property to the west. Mr. Strabel asked if the easement could be plotted on the plan. Mr. Winter agreed.

Chairman McAllister asked to see building elevations. Mr. Winter stated they were on the last page of the drawings.

Signage will be approved by the Building Department.

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Moved by Mr. Rickman, seconded by Mr. Hale, that the WellNOW Urgent Care Clinic Site Plan be accepted for review.

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

The Public Hearing will be January 13, 2020.

Mr. Strabel asked if in New York State, the Health Department must issue a certificate of need for a facility like this. Mr. Winter wasn't sure; however, he is submitting the plans to the County for review.

Mr. Monno confirmed with Mr. Winter that the proposed height of the urgent care is 24.8 ft.; 36 ft. is the maximum allowed.

Mr. Winter asked does the State require approval for any work done in the R.O.W. The Board stated yes.

Counsel Lester asked a copy of the easement be forwarded to the Clerk.

Edward White Resubdivision. 2101 and 2109 Colby Street. 099.02-1-7.1, 7.23

Mr. Oberst received updated plans from Mr. Glogowski. All revisions were addressed. Mr. Oberst is ready to sign the mylar.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Edward White Resubdivision, located at 2101 and 2109 Colby Street, which was accepted for review on October 28, 2019, and

WHEREAS, a public hearing was held by the Planning Board on November 25, 2019, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Subdivision Application, Short Environmental Assessment Form, and comments of the Town Engineer,

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

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Edward White Resubdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

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

OTHER

The Board reviewed the 2020 Meeting Schedule and agreed with the dates. The Clerk may now publish it in the local newspaper.

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk