

**TOWN OF SWEDEN
Planning Board Minutes
March 25, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 25, 2019, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Craig McAllister.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB; Kris Schultz, Schultz Associates; Michelle Hill; Kyle Stevens; Jeff Ashline; Steve Martin.

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. Monno, seconded by Mr. Dollard, that the minutes of March 11, 2019, be approved as amended.

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

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

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

The Public Hearing began at 7:02 p.m.

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

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Canandaigua National Bank & Trust Subdivision and Site Plan. Fourth Section Road. 083.02-1-20.113 (part of)

Acting Chairman Hale asked Mr. Schultz to give a quick overview of the project. Mr. Schultz indicated that an outparcel will be created for a 2,400 sq. ft. bank with a drive thru ATM being located on the Wegmans property. There is plenty of greenspace and there will be no new curb cuts as the traffic lays out very nice from the internal roadway.

Acting Chairman Hale asked if there was anyone present with comments, question or concerns regarding this project. There were no public comments.

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

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

The Public Hearing ended at 7:05 p.m.

Canandaigua National Bank & Trust Subdivision and Site Plan. Fourth Section Road. 083.02-1-20.113 (part of)

Acting Chairman Hale continued review of the project. Mr. Kris Schultz addressed the Board.

MRB Comments – March 15, 2019

1. NYSDEC EAF Mapper – SHPO to provide copy of correspondence to the Town and MRB.
2. Environmental remediation, most likely from Mobil Gas Station, will identify and give information to MRB.
3. Site development statistics will be updated and provided to MRB and Town.
4. Wegmans is retaining the lot as they have for the other parcels - no need to have easement.
5. Once again, part of Wegmans property – no stormwater easements.
6. Mapping of easements - not necessary.
7. Green space is well below the threshold for the entire property as well as for the individual site (47% still open).
8. Setback line labels will be corrected.
9. Future 30' x 30' easement shown on the plan was never recorded and not a true easement.
10. The plan is to use two 55-gallon totes to be housed in a small enclosure.
11. Landscaping will continue to be in line with Wegmans and will be planned and maintained by CNB.
12. Small enter and exit signs at driveway on internal road loop.
13. Generator will be self-contained. Mr. Strabel asked if they had looked into natural gas as opposed to diesel. Architect Jeff Martin will look into that possibility.
14. Area of disturbance is under one acre.
15. Plan to stay under one acre, SWPPP not required.
16. Hooking directly into existing storm/sewer system.
17. A construction staging area and concrete washout are shown on the plan.
18. Detail for sanitary lateral connection to existing sanitary sewer will be provided.

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19. Connecting to Wegmans water which already has RPZ in place. Mr. Strabel asked if there is a reason for a 4" line. Due to the fact that there is no sprinkler system, line will be cut down to 2".
20. No irrigation proposed due to low maintenance plantings.
21. Steep slope areas will be stabilized and identified on the plans.
22. Lighting plans demonstrating compliance with required standards should be provided under separate cover for review. Mr. Schultz agreed.

Town of Sweden Environmental Conservation Board

The ECB stated that any existing vegetation/trees on site be retained to the greatest extent possible. Unfortunately, one maple tree will have to be removed for parking space.

Town of Sweden Highway and Sewer Department

Superintendent Ingraham requested that the invert elevation of the sanitary sewer lateral at the manhole tie-in and details for such be shown on the plan and detail sheet. Mr. Schultz agreed.

Town of Sweden Building Inspector/Stormwater Manager

Concrete washout area and details to be shown on Erosion & Sediment Control Plan.

Town of Sweden Assessor

Mrs. Baker recommends that the 6.07 acre (+/-) that is not contiguous with the current Wegmans parcel be assigned its own tax ID number. The Board agreed, however, should the request should come from the owner or the assessor.

Monroe County Department of Planning & Development

Standard comments – will be addressed.

Additional Comments:

Mr. Dollard asked about a sidewalk to the entrance facing Route 19. Mr. Kris Schultz agreed to configure a sidewalk in the northeast corner. Good point!

Mr. Minor asked for clarification regarding the future 30 ft. by 30 ft. easement discussed earlier. Mr. Schultz stated the easement doesn't exist. It was originally proposed and shown on a site plan when the Town Water Department thought there may be a need to install a booster pump station for water at the intersection years ago.

Mr. Schultz asked if the Board would consider a contingent final approval for subdivision tonight instead of waiting for both at the next meeting. Mr. Strabel reviewed the items outstanding, which included letters from SHPO and Pure Waters and sidewalk installed at the northeast corner of the property. The Board agreed.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of Parcel B-R-A1, of the Wegmans Food Markets Subdivision, 6660 Fourth Section Road and site plan approval of C-R-A3, Canandaigua National Bank, 4765 Lake Road, which was accepted for review on February 25, 2019, and

WHEREAS, a public hearing was held by the Planning Board on March 25, 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, Project Information Form and comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Building Inspector, Stormwater Manager, and Town Assessor,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and determines that Parcel B-R-A1, Wegmans Food Markets Resubdivision, and the C-R-A3, Canandaigua National Bank Site Plan, are unlisted actions which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT RESOLVED, that Parcel B-R-A1, Wegmans Food Markets Resubdivision, be granted Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and Parcel B-R-A1, Wegmans Food Markets Resubdivision, be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Dollard stated that the Board still needs Fire Marshal comments to review. The Board agreed, but they are not necessary for subdivision approval.

Chairman McAllister – Absent

Mr. Dollard – Aye

Acting Chairman Hale - Aye

Mr. Monno – Aye

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Strabel – Aye

Mr. Strabel and Mr. Schultz commented on the plans by Architect Jeff Ashline and how nice it is to receive such nice drawings. Mr. Minor asked if the clock will be truly working, and Mr. Ashline answered that the clock has four faces and will be a working clock.

Mr. Steve Martin from Canandaigua National Bank introduced himself and commented that they take pride in incorporating the Town and Brockport area in the design of the building and try to be reflective of the community.

Meeting was adjourned by motion at 7:45 p.m.

Respectfully submitted,
Kathleen Roberts
Deputy Town Clerk