

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 11, 2003, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: David Hale, Ellen Bahr, Terrin Hover, William Hertweck, Arnold Monno

Absent: Edward Williams, Craig McAllister

Also present: Jerry Foster- Environmental Conservation Board, Alan Bader - Building Inspector, Jim Oberst - Town Engineer, Dave Riexinger, Douglas Foelsch, Fred Harrison, Harry and Deanna Shifton.

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

Correspondence passed to members for review.

Acting Chairman Hale stated he would like to add Northview Subdivision & Site Plan to the agenda to declare our intention for Lead Agency.

Moved by Mr. Monno, seconded by Mrs. Bahr, that the regular meeting be adjourned to the Public Hearing.

Ayes – 4

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.

Barry Dodge Showroom/Car Wash Site Plan. 4594 Lake Road. 083.080-2-3

Mr. Foelsch began commenting on questions the town engineer asked in his July 25th letter.

1. Floor drains and oil/water separator - remove automatic car wash and use a hose to periodically manually wash and wax vehicles. Prior to issuance of a building permit, water usage will be calculated and appropriate sized oil/water separator will be designed and submitted to town engineer for approval.
2. RPZ unit - a design will be submitted to the town engineer once it has been determined that the RPZ unit isn't already in place.
3. Exterior lighting modifications/improvements-existing wall pack lights will be removed and reinstalled only at doorways and existing light pole at rear of building may be removed in the future.
4. Site plan and signature blocks-will be added to drawing as requested.

Acting Chairman Hale stated the site plan is not ready for approval at this time and the Board will review additional comments after the public hearing.

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

Ayes - 4

Harrison Root Subdivision & Site Plan. Root Road. 099.04-2-9.15

Discussion took place regarding Monroe County Planning & Development's review comments as well as comments from our town engineer.

Mr. Hover asked Mr. Harrison if he had plans to build a garage and Mr. Harrison stated not right away. It will be on the south end of the house when it is built.

Mr. Harrison stated he has not been able to reach Engineer Fitzgerald and to his knowledge the project plans have not been updated. Without an updated plan, the Board will not be able to stamp preliminary approval or sign.

Moved by Mr. Hover, seconded by Mr. Monno, that the Harrison Root Subdivision & Site Plan be given preliminary approval.

Ayes - 4

Barry Dodge Showroom/Car Wash Site Plan. 4594 Lake Road. 083.080-2-3

Much discussion took place regarding how Mr. Riexinger could landscape the front and possibly the side of the showroom.

Mr. Foster suggested the possibility of planting trees and/or using planter boxes.

The Board would like to see more green space and a more colorful street side. The use of planter boxes is a good suggestion because they could be removed during winter months. Mr. Bader also suggested for practicality reasons, planting flower beds around the front of the building and possibly the side.

Mr. Hover stated he doesn't have a problem with the proposed plan but wants to be fair and consistent. This being said, the Board should state how many rows of parked cars Mr. Riexinger should have in front of the building and state the required front setback.

Mr. Riexinger was very receptive to any and all ideas that would assist him in landscaping the area/building to the Board's approval. Mr. Riexinger will bring updated plans to September 8th meeting.

Ms. Bahr asked where Mr. Riexinger would be disposing of trash. Mr. Riexinger will bring all trash over to existing Barry Dodge site.

Northview Subdivision & Site Plan. Fourth Section Road. 083.01-1-27

WHEREAS James Northrup has proposed to build a 220 lot subdivision to be known as the Northview Estates Subdivision; and

WHEREAS the Planning Board on June 9, 2003 indicated its intention to act as SEQRA Lead Agency for the review of the subdivision and so advised other "Involved Agencies." No other Involved Agency has objected to this Board's acting as SEQRA Lead Agency; and

WHEREAS the Northview Subdivision is a Type I action pursuant to 6NYCRR §617 because the project involves the physical alteration of ten or more acres;

NOW, THEREFORE, be it resolved that:

1. the Board is hereby established as SEQRA Lead Agency for the proposed subdivision; and
2. the Board herein determines that the proposed subdivision may have some significant adverse environmental impacts and directs the Applicant to prepare a Draft Environmental Impact Statement (DEIS) for the Board's review; and
3. Scoping will be conducted by distributing the Applicant's scoping outline to all involved and interested agencies, the Board will hold a public hearing on the outline, and copies of the outline be made available to the public at the Town Hall and at the Seymour Library.

Moved by Mrs. Bahr, seconded by Mr. Hertweck.

Ayes – 5

AT&T Wireless Telecommunications Tower. 6615 Redman Road. 113.03-1-14

Discussion took place regarding the tower and it was determined that:

1. location map is not accurate
2. lease property should be enlarged so that if the tower falls, it falls on its own land

Comprehensive Plan Update

Acting Chairman Hale requested Board members to look over the Plan and note any updates. Updates should be brought to the September 8th meeting so that we may begin to prepare a report to the Town Board for February 2004.

The meeting was adjourned by motion at 8:30 p.m.

Planning Board Secretary