

**TOWN OF SWEDEN
Planning Board Minutes
August 22, 2005**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 22, 2005, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Matthew Minor, Arnold Monno, Edward Williams

Absent: Craig McAllister

Also present: William Weber, Building Inspector, Patrick Laber, John Rhodes, Harry Shifton, Ralph Sisson, James Moore

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

Correspondence passed to members for review.

Moved by Mr. Minor, seconded by Mrs. Bahr, that the minutes of August 8, 2005 be approved.

Ayes – 4
Abstain – M. Minor
Abstain - E. Williams

ABVI – Goodwill Subdivison & Site Plan. Transit Way. 084.01-1-1.119 (Part of)

Mr. Patrick Laber, Schultz Associates, addressed the Board. The site is approximately 3.96 acres and is located at the southeast corner of Transit Way, right at the bend. The site will have access to sewer and public water. Storm water will be handled via the existing pond that was recently retrofitted as part of the Spurr and Tractor Supply project. The building is 25,690 sq. ft., 15,600 sq. ft. for retail and 132 parking spaces. A temporary access easement will be off Transit Way with a temporary driveway at the bend. A permanent access is planned for at the north/south portion of a T-intersection at Transit Way when the proposed Wal-Mart site plan is approved.

Acting Chairman Hale stated that the plans should show that the Goodwill site has 100 ft. of frontage on a public road, which it does not have at this time.

Mr. Laber stated that a landscaping plan has been included as a result of the clear cutting that took place prior to the submission of this application. The plan shows landscaping at the front of the building, across the entire frontage where there are no sidewalks, and on both sides. When the site was cleared, a buffer was left on the east, west and south sides.

Acting Chairman Hale asked whether the Board should accept the project for review contingent upon the 100 ft. of frontage being acquired or request the applicant to return for an accept for review after the 100 ft. requirement is met.

Mr. John Rhodes, Goodwill, explained that part of the Goodwill organization is dedicated to its mission. That mission is to help people who are blind or visually impaired. The building will have a community room with a kitchen to teach life skill training to the elderly, a facility to perform eye screens/scans, and when the community room is not servicing the mission, it will be available to the public as a meeting room. Goodwill has done some extensive research that shows there are many people from this part of the county who can't get into Rochester to take advantage of these services. Research also clearly shows a Wal-Mart customer is a Goodwill customer. That is why, if necessary, Mr. Rhodes explained that the Goodwill project can be put on hold until the Wal-Mart project is approved.

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The Board definitely welcomes Goodwill and its mission into our community. However, the Goodwill project should be able to stand on its own and not be dependent on the Wal-Mart project getting approval. Mr. Rhodes understood and voluntarily withdrew the Goodwill application at this time.

Wal-Mart Supercenter

Acting Chairman Hale stated the Wal-Mart application would not be discussed at tonight's meeting due to not receiving an approval letter from NYSDOT and not receiving the NYSDEC approval letter at the Town office by the deadline. The Wal-Mart application will be discussed at the September 12 regularly scheduled meeting.

Planning Board's Meeting with NYSDOT

Acting Chairman Hale asked for feedback from those Board Members who attended the meeting with NYSDOT regarding the Wal-Mart project. Mr. Williams commented that the meeting was very informative and that as a result of the meeting, the approval letter from NYSDOT to Wal-Mart will request the Planning Board's desire to "soften" the sharp right angle turn in the road on the southwest corner of the property.

Mrs. Bahr stated her thoughts on the meeting with the NYSDOT are that it went well, and that the Board needs to keep a more open line of communication with DOT to ensure that the Town's expectations/needs are being heard. It was very clear from the discussions that took place, DOT was only receiving Wal-Mart's input as to what the Town would like to see happen.

Mr. Minor commented that at the meeting, it was discussed that a possible option would have been to have Wal-Mart's entrance off of Transit Way with road improvements and a signalized intersection. Mr. Minor also added that regarding the Lowe's project, minimal improvements to the intersection include a left turn lane heading east and a straight through lane. It was suggested that the Board write a letter to Mr. Hassall, Homestead Development, explaining that now would be an excellent opportunity for Mr. Hassall to coordinate his efforts for road improvements at Talamora Trail with the proposed road improvements by Lowe's and Wal-Mart.

Mr. Minor added that the NYSDOT would overlook the development on Redman Road (Heritage Square) until they are the official owners of that road. Also, the NYSDOT stated that correspondence has been exchanged with the developer of Sable Ridge regarding the entrance on Lake Road becoming a permanent access during the start of Phase III. This is not what the Town agreed to or what DOT expected due to the proposed 531 extension. The Planning Board had no prior knowledge of this proposed change.

Mr. Williams suggested that the Planning Board should meet quarterly with the NYSDOT to discuss current projects as well as proposed developments.

Common Good Planning Center

Acting Chairman Hale asked if the Planning Board Members would be interested in holding one or two sessions with the Common Good Planning Center from Rochester. Handouts were distributed explaining the concept of smart growth and the Center's goals and objectives. Mrs. Bahr would be interested in attending two or three sessions locally for no more than an hour at a time.

The meeting was adjourned by motion at 8:15 p.m.

Planning Board Secretary