

**TOWN OF SWEDEN  
Planning Board Minutes  
January 13, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 13, 2014, 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, David Strabel

Also present: James Oberst, MRB, Nat O. Lester, III, Planning Board Counsel, Walter Windus, Building Inspector, Adam Freeman, LandTech Surveying & Planning, Brenda Ruether

The meeting was called to order at 7 p.m. by Chairman McAllister.

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Planning Board Rules and Regulations for 2014 be approved.

Ayes – 6

Moved by Mr. Dollard, seconded by Mr. Minor, that the minutes of December 23, 2013, be approved.

Ayes – 4

Abstain – D. Hale  
Abstain – D. Strabel

**Colby Resubdivision. 2730 Colby Street. 084.03-1-22.11**

Ms. Brenda Ruether, applicant, addressed the Board. She explained she is merging 15 feet from her neighbor's parcel to the west into her property.

Moved by Mr. Hale, seconded by Mr. Monno, that the Colby Resubdivision be accepted for review.

*Mr. Minor requested any existing structures, septic system, etc., be shown on the plan for Lot R3 to make sure all required setbacks are met with the proposed change to the lot line.*

Ayes – 6

The public hearing will be February 10, 2014

**7487 Fourth Section Road Site Plan. 082.02-1-32**

Mr. Adam Freeman addressed the Board. He presented basic building elevation drawings of the proposed stable and riding arena.

Chairman McAllister asked if Mr. Freeman had heard back from the State regarding whether the intended use of the stable is public or private. Mr. Freeman has not heard back from the State, but had a conversation with Attorney Lester, Planning Board, and his determination is that the use is commercial in that riding lessons will be held and boarding of horses with no confirmation they will be free of charge.

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Mr. Walter Windus explained he found different interpretations for the arena and stable as to the occupancy and type of construction, and whether to sprinkle the building or not. The total square footage is approximately 20,000 sq. ft.

Chairman McAllister confirmed that this does not affect obtaining site plan approval and the project can move forward.

The Board asked Mr. Freeman the following: where the hay will be stored, will there be a second floor observation area, how many horses/stalls (10 to 12), location of seating, if any, storage of manure, use of structures, etc.

Mr. Strabel added there should be exemptions for not having to sprinkle the building. Also, this may fall under an agricultural exemption. More information is needed.

Discussion took place regarding the zoning of the property and what zoning requirements apply. The property is zoned Recreation-Commercial and must meet the requirements (green space, building coverage, setbacks) of that zoning when developing the property.

Mr. Monno asked why the septic system is down by the stable if there is no proposed bathroom in the stable. Mr. Freeman confirmed there is a line going into the stable and there will be a bathroom. There will be a line from the house to the tank and from the stable to the tank.

Mr. Dollard asked what will happen to the drainage from the waste material from the horses. Mr. Strabel stated sanitary will have to be used if floor drains are proposed. Where will the manure be stored? This is to be determined.

Mr. Monno asked how would the tank be protected so close to the parking lot should a heavy vehicle go over the tank. Mr. Freeman stated the tank is a good five feet from the edge of the parking lot. Also, how will the straw/hay be brought into the stable? Mr. Dollard asked if there will be a pasture and where. Mr. Freeman showed the Board where the pasture would be. Also, how many horse trailers will be stored? Mr. Freeman didn't believe any would be stored. Mr. Dollard disagreed especially when horses are being boarded and owners will want to come and take their horses. Will the parking lot have to be modified for the trailers?

Chairman McAllister asked if there would be a wood fence all around the property. Mr. Freeman clarified there would not be a wood fence and will correct that on the plan as it shows one. Mr. Strabel asked if the septic system is in the pasture. Mr. Freeman stated yes and a fence around the septic will have to be shown.

Mr. Strabel asked Mr. Oberst if there is a design practice in segregating sanitary sewer from agricultural sewer. If floor drains are used in the stable, two septic systems should be included, one for restrooms and one for horses, which are managed separately. Mr. Minor recommended contacting MC Soil and Water for solutions/recommendations.

Mr. Minor asked what the bio-retention area is. Mr. Freeman said it's there to meet the green infrastructure requirements for storm water. The pond is for the overflow. Mr. Minor reiterated that MC Soil and Water located on Scottsville Road would be of tremendous help with bio-plans, concepts and separating the two, manure and streams.

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It was suggested the applicant visit an existing horse stable/arena to become familiar with what is involved.

Mr. Strabel believes the applicant will want the driveways closer to the building, a couple of access points to the building for loading and unloading. Also, there will probably be room for hay storage.

Mr. Monno asked if the existing metal building has footers, which will be addressed by the Building Department during the permit review. Mr. Monno requested the dimensions of the existing building be shown on the plan.

MRB Comments

1. The specific use of the arena will be noted on the plan.
2. Septic system will be reviewed by MCDOH.
3. There are no plans to change the access so no permit is needed from NYSDOT.
4. A RPZ may be required. Mr. Freeman will check with MCDOH and MCWA.
5. A SWPPP is being prepared and will send to MRB. As part of the SWPPP, weekly inspections will be required, which are documented in the SWPPP as well as the minutes. A contractor's certification is also required. Mr. Windus stated an easement for storm water will be required (pond and bio-retention area). Attorney Lester stated an abstract of title will be required to clean up existing easements, including a legal description for the easement area and copy of the storm water agreement.
6. Storm water easements will be completed.
7. NOI will be submitted.
8. Building elevations with colors and materials has been requested. Applicant submitted copy presented.
9. Exterior site/building lighting not shown on the elevation drawing, but Mr. Freeman will coordinate with the applicant. Lighting should be dark sky compliant.
10. As-built will be required.
11. Fire Marshal will review plan for emergency access requirements, which was done.

Building Inspector/Storm water Comments

1. The driveway should be widened according to code, 20 ft., providing sufficient access for fire apparatus. This will be done outside the State R.O.W.
2. Use of property already covered.
3. Use of building, agricultural or not. Clarification from the State has been requested.

Storm Water Comments

1. SWPPP will be prepared and submitted.
2. SPEDES permit, trained contractor, weekly inspections are part of the SWPPP.
3. The pond will be part of the SWPPP.
4. Storm water easement will be provided.
5. Permit number will be obtained from the State.

Building Code Comments

1. Conversion of building to meet State building code.
2. Classification of building already discussed.

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Mr. Dollard commented that the plan does not show any concrete pad for washing horses or blacksmith services, which are usually done outside, especially in good weather. Mr. Strabel suggested talking to applicant for more information. Mr. Dollard also asked if there will be water lines out to the pasture for filling water troughs. Mr. Freeman stated that has not been discussed yet.

Fire Marshal Comments

1. Already addressed.

County Comments

1. Site is outside flood plan.
2. Building will not be near stream, along frontage.
3. Pond will filter contaminants and reduce erosion, will add riprap to outside of pond.
4. Septic system will be submitted to MCDOH.
5. Standard comment – no filing for site plan.
6. SWPPP requirements will be met.
7. There are no wetlands listed on the FWS website, no archaeological findings.
8. There will be no work in the State R.O.W.

ECB Comments

1. The applicant's daughter will reside in house.
2. Site is zoned Recreation-Commercial.
3. PIF was discussed, excess fertilization.
4. PIF, 0 acres of forest, not developing strip of hedgerow.
5. Extensive fencing, living fence preferred, not practical.
6. There will be plenty of water going through pond, no eutrophication.

Mr. Dollard asked if a dumpster would be onsite. Mr. Freeman stated it was considered, but will follow-up on that point.

Mr. Strabel requested whether or not applicant will put a driveway all around building for ease of driving trailers. If so, it will need to be shown on plan. Will there be exit doors on both sides of building.

Storage of manure should be shown on the plan. Town code states it must be 100 ft. from all boundary lines.

Vegetative note should be added to the plan.

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

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**Planning Board Clerk**