

**TOWN OF SWEDEN
Planning Board Minutes
February 12, 2018**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 12, 2018, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: James Oberst, MRB; Nat O. Lester, III, Planning Board Counsel, Robert Cantwell, BME; Daniel Kenney, BME; Rick Kartes; Bret Schmidt; Andrew Stoker.

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. Dollard, seconded by Mr. Rickman, that the minutes of January 22, 2018, be approved.

Ayes – 7

Townhomes at Stonebriar Glen Subdivision and Site Plan. Fourth Section Road. 083.02-1-7.1 (part of)

Mr. Robert Cantwell, BME, addressed the Board. Updated plans were submitted last Friday as a result of the public hearing and all review comments.

1. A right-turn lane exiting the site has been shown on the plan.
2. A second point of emergency access has been shown. The Fire Marshal was very helpful with providing details required for the second access. A 40 ft. easement access granted to the Town will be located on the east side of Lot 3, which is still owned by the church. The access will have a 20 ft.-wide gravel surface that will support a 31-ton fire truck. It will have a crash gate and a removable bollard detail is shown far enough south of Fourth Section Road to allow the emergency vehicles to pull off. Townhomes in that section were slightly modified, but overall the number is still the same.
3. Locations of the gang mailboxes have been shown on the plan to be reviewed by the post office.
4. The RPZ/Hot Box has been moved to the western side of the access as shown on the site plan and grading plan. The RPZ/Hot Box is shown inside the berm.
5. Vehicle turning radii exhibits have been provided.
6. Parking spaces were flipped in front of the community clubhouse to allow school buses to turn around inside of the loop, and provide a place where the children can be picked up.
7. The ECB Minutes were received from the meeting on the 19th. The ECB was very satisfied with the proposed soil management efforts.
8. A concrete sidewalk is provided along the west side of the access from the clubhouse to Rte. 31. Mr. Dollard also requested at the last meeting a sidewalk along the entire front of the property, which isn't shown on the plan. The Board acknowledged the difficulty in not installing sidewalks until new development occurs, but that has been the standard practice all along. Mr. Strabel stated this project is unique in that there is a guide rail and a drainage ditch along the front of this property as well as wetlands. Mr. Cantwell will review this matter further.
9. Engineering report has been updated regarding technical comments.
10. A copy of Labella's Soil Management Plan has been submitted.

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11. Copies of the proposed easements and legal descriptions have been provided and shown on the subdivision plan for review by MRB. They include a MCWA easement across the frontage, access and stormwater maintenance easements over the course of the access road, and around the stormwater facilities. The emergency access easement for Lot 3 has also been submitted.
12. A draft of the Stormwater Maintenance Agreement has been provided for review.
13. Building mounted catalog cuts are provided to demonstrate the proposed type of lighting.
14. Mr. Kartes and Mr. Cantwell met with Supervisor Johnson regarding the extension of the sewer district. A Letter of Intent was provided to request the extension to add 155 units to the existing 39 or 40 landowners, which will reduce the annual cost per owner by approximately \$300.
15. An updated Full Environmental Assessment Form has been submitted per the Planning Board's request. Mr. Cantwell added that a SEQR coordinated review was previously done with the rezoning application, which included subdivision and site plan review, and for which a Negative Declaration was granted. Chairman McAllister commented that the Planning Board felt there was insufficient information regarding the site plan to grant a Negative Declaration. Counsel Lester added the Town Board doesn't have the authority to complete a SEQR review for subdivision and/or site plan, hence the request for this Board to be Lead Agency. On a separate note regarding the easements, Counsel Lester asked that the buyer's attorney forward any title reports to the Planning Board Clerk. Mr. Oberst confirmed with Mr. Cantwell that MCWA proposed a 15 ft. water easement in case of a future road widening event.
16. Mr. Dollard confirmed National Grid was added to the plan for electric. Mr. Cantwell stated the plans were sent to National Grid for review.
17. Mr. Rickman suggested a second sidewalk be added to the second emergency access on Lot 3. This would resolve the issue of installing a sidewalk where there is a ditch/guide rail along the front, and also provide a faster and safer walking route to Wegmans. The Board agreed that was a good option. Mr. Oberst confirmed with Mr. Cantwell that the access would have crushed stone.
18. Mr. Cantwell clarified the traffic counts from the public hearing. They were recorded from Monday, March 17, 2014 to Wednesday, March 19, 2014, when school and college were in session. The results showed that peak traffic occurred between 7 a.m. to 8 a.m. and 4 p.m. to 5 p.m.

Mr. Cantwell acknowledged that excellent input was received from the Board. Input was also received from the public hearing regarding the aesthetics of the site. As a result, proposed landscaping, grading and lighting plans have been submitted. Existing vegetation is being left to serve as a buffer and offer an aesthetic appeal to the site as shown on the grading plan. A photometric light pattern is shown on the lighting plan; poles are alternated every 100 ft. or so.

Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval for the Townhomes at Stonebriar Glen, located on Fourth Section Road, and

WHEREAS, the Planning Board held a public hearing on January 22, 2018, all persons wishing to be heard were heard,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares its intent to act as Lead Agency for the environmental review of this project.

Ayes – 7

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Mr. Minor confirmed with Mr. Cantwell that specific details for any signage as shown on the plan would be submitted to the Building Department for approval.

Mr. Minor questioned what the protocol is for the location of stop signs. Mr. Oberst stated it is the preference of the developer when there are private roads. Is there going to be signage at Rte. 31? Signage is not shown on the plan, but the State may request it.

Mr. Dollard clarified with Mr. Cantwell that the gravel roadway shown on the plan is for maintenance of the stormwater ponds.

Mr. Strabel confirmed with Mr. Cantwell there is a small maintenance garage at the back of the clubhouse. The only dumpster is located by the clubhouse; private service for individual townhomes.

Mr. Minor confirmed with Mr. Cantwell that as far as roof discharge, some water will go into pipes and some is drainage. A swale is shown on the grading plan. There is no possibility of water discharging onto the neighbors' properties.

Mr. Monno requested Aldi's be shown on the location map.

In summary, Mr. Oberst will continue the review of the submitted plan updates. Mr. Cantwell is working with MCDOH, MCWA and the DOT regarding updates and review comments. There is a 30-day waiting period for lead agency requests, but review can continue until then, as needed. If all Involved Agency requests are received earlier, then the Board can act prior to the 30 days.

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

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk