

At 7:00 p.m. Supervisor Johnson called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on Tuesday, February 13, 2018. The purpose of the public hearing was to hear all persons interested in the re-zoning of the property at the northwest corner of Fourth Section Road and Redman Road, from R1-2S One-Family Residence to MR-1 Multiple Residence for the purpose of constructing 49 townhome units – two-story buildings with private garage for each unit. The area proposed to be re-zoned is 6.8 +/- acres of Tax Account No. 083.01-1-15. (Due to a new composition of the Town Board, the newly elected officials wanted to participate in the Public Hearing process before making a decision. The first public hearing was held on July 25, 2017)

Town Board Members present were Supervisor Kevin G. Johnson, Councilperson Patricia Hayles, Councilperson Robert Muesebeck, Councilperson Mary Rich and Councilperson Lori Skoog. Also present were Finance Director Leisa Strabel, Town Attorney Jim Bell, Superintendent of Highways Brian Ingraham and Town Clerk Karen Sweeting.

Visitors present were Joan Hamlin, Christine Hamlin, Susan Smith, Dr. Ena Farley, John and Peggy Sacheli, Andrew Stoker, Elizabeth Caruso, Clark Robinson, Barb Canham, Harold Mundy, Gerald Dowd, Don Grentzinger, Charles and Dottie Scott, Bill and Pat Leonard, Julie and Frank Lapinski, Wayne Zyra, Nancy Bartlett, Frank Finney, Deputy Village Mayor Bill Andrews, Barb Deming, Bret Schmidt, Christopher Lana, Andrew Crossed from Park Grove Realty, LLC and Jess Sudol from Passero Associates.

Supervisor Johnson waived the reading of the legal notice published in the Town newspaper.

Supervisor Johnson explained the reason for the second public hearing (see above) and introduced Jess Sudol from Passero Associates. Mr. Sudol was presenting on behalf of the applicant Andrew Crossed of Park Grove Realty.

Mr. Sudol explained that the application includes an approximate 7 acre parcel on the northwest corner of Fourth Section Road and Redman Road. They are requesting to rezone the parcel from Single Family Residential to Multiple Residence to support the development of a townhome project. Marketing to young professionals and empty-nesters. The project will have a secondary private roadway, maintained by property management – will not be a tax burden on the town. They are maximizing setbacks from the road and incorporating stormwater management requirements that should remedy several current drainage issues for neighbors. Lighting will meet the minimum requirements for safety. The development will connect to the current north side sewer district and will participate in the funding of that district.

Mr. Sudol realizes the biggest concern is traffic along Fourth Section Road and Redman Road. Movement along those roadways has increased, they are aware of the accident history and are working with NYS DOT.

Mr. Sudol stated that the Town of Sweden Comprehensive Plan does designate this area for rezoning. They are aware that the property has been filled over time and noted little wildlife on the property. The current zoning is appropriate for single family homes each with a curb cut on Fourth Section Road. This proposed development only has two defined curb cuts – one at the western most point to avoid the intersection and one on Redman Road. The target group for this

project does not generate a lot of traffic and they are doing all they can to address the traffic concerns.

Resident Ena Farley asked for clarification of the frontage on Fourth Section Road. Mr. Sudol explained that the townhomes will face Fourth Section Road but will be set back approximately 125 feet with a secondary private road in between.

Resident Clark Robinson stated the traffic is a growing nightmare due to growth to the west. He added that the layout of the project is beautiful, but does not feel that this location is the right place for it without NYS DOT involvement and changes to the roads. He feels that with all the growth in the Town that Redman Road is almost a “super highway” that travelers use to avoid the Village.

Resident Gerald Dowd said he has a long history with the corner and mentioned all the contractors that used to dump there. He is concerned with the type of fill that remains and the “rotting” of materials, how this would affect the foundations of the townhomes. He feels there needs to be a study of the property and the fill. Mr. Dowd is opposed to the rezoning for safety concerns.

Mr. Sudol stated they are aware of the fill conditions and have conducted a study. They have not found any hazardous materials. They propose to excavate any foreign materials and bring in engineered fill. They will be coordinating with NYS DOT on traffic concerns and with the Town on sewer connections, but are not far enough into the design.

Ena Farley was concerned with the sewer system. Supervisor Johnson clarified that the proposed development would connect to the existing north side sewer district and would not affect the south side private sewer systems. Mrs. Farley feels that other places could be found for this project.

Resident Dottie Scott stated she chose to live in Sweden fifty years ago for the beauty and rural character. She has seen many developmental changes over the years and does not agree with this proposed development. When the Town updated the Comprehensive Plan, they sent a survey to residents. Residents agreed the interest was to keep the rural nature of Sweden. Mrs. Scott indicated there are already several developments going in and does not want Sweden to end up like Henrietta or Greece. She feels the only way to keep this from happening is to have responsible, sensible zoning laws, don't just change zoning to fit what comes up by application. (Full written statement on file in the Town Clerks office)

Resident Nancy Bartlett stated she has been a resident on Fourth Section Road for over fifty years and has seen many changes to the road which increased traffic significantly over the years. There is no opportunity for the residents to back out of their driveways and is very difficult navigating turns off of the roads safely. She is also concerned with the items used to fill the site.

Resident Andrew Stoker said he has expressed his concerns in the past and reiterated traffic being his biggest concern. He referenced the Stonebriar project also on Fourth Section Road indicating more curb cuts and traffic turning in and out of the development. Mr. Stoker named several other developments and also does not want Sweden to become another Greece or Henrietta. He would like the Town Board to preserve what the residents want and thought this would be a good chance to also revisit the Comprehensive Plan. He is opposed to the rezoning.

Resident Bret Schmidt stated he is also concerned primarily with traffic. The road does not allow traffic to move around those vehicles turning into driveways or developments and it seems as though NYS DOT has made it clear that no changes will be made to remedy this

concern. Mr. Schmidt noted the deterioration of Fourth Section Road. The condition of the road needs to be taken into account. He feels that traffic is already far beyond capacity.

Gerald Dowd asked if any results or information received from NYS DOT would be made public and suggested a signal light be placed at the west end driveway on Fourth Section Road. Supervisor Johnson indicated that those were details that would have to be addressed at the planning stages with the Planning Board. He encourages open government. Jess Sudol explained the process for determining traffic used by NYS DOT.

Nancy Bartlett is also concerned with the driveways being blocked by traffic waiting at the signal light at the intersection of Fourth Section Road and Redman Road. Residents of the development would be backing up traffic trying to turn into the driveways which are too close to the intersection.

Gerald Dowd was also concerned that the timeframe of peak hour travel was not accurate to what actually takes place.

Jess Sudol stated there is a process through NYS DOT and they would not approve permits for curb cuts unless the developer could demonstrate safe parameters.

Dottie Scott stated that all the information provided sounds good, but until you experience the situation yourself, you don't know what it is like.

Jess Sudol stated he respects that idea and that is the reason for the public hearing. It allows the developer and engineer to gather input early in the planning stage so that all concerns can be taken into consideration.

Supervisor Johnson asked if the proposed increase in volume of traffic would trigger NYS DOT to make some changes. Jess Sudol answered that he didn't believe so because the increase in traffic coming from this project still may not warrant any improvements. Although, Mr. Sudol added that it does give them the opportunity to bring forward several of the residents' concerns.

Ena Farley asked if the development would have a Fourth Section Road address or a Redman Road address. Mr. Sudol answered they would have a private road address.

Resident Barb Canham mentioned that she lives on Redman Road and said that if residents on this road do not put their turning signal on soon enough, they risk getting rear-ended. It is very dangerous to turn into driveways.

Andrew Stoker hopes that NYS DOT will offer some changes, but feels ultimately that it is in the Board's hand and they should not allow this rezoning to happen.

Resident Charles Scott reiterated the concerns with turning onto Redman Road and entrances being blocked by traffic.

No other comments.

Supervisor Johnson closed the public hearing at 8:03 p.m.

Respectfully Submitted,

Karen M. Sweeting  
Town Clerk