

**TOWN OF SWEDEN
Planning Board Minutes
February 27, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 27, 2017, 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, Wayne Rickman, David Strabel.

Also present: Nat O. Lester, III, Counsel, James Oberst, MRB; Kris Schultz, Schultz Associates, Michael Montalto, Costich Engineering; Jeff and Heather Smith.

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. Monno, seconded by Mr. Dollard, that the minutes of February 13, 2017, be approved.

Ayes – 5
Abstain – Mr. Minor

Moved by Mr. Rickman, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 6

Chairman McAllister read the notice of public hearing and affidavit of publication.

The Alleghany Square Subdivision at Heritage Square. Isla Way. 068.03-1-18.11 (part of).

Mr. Kris Schultz addressed the Board. He explained the subdivision is approximately 18 acres, south and adjacent to the Senior's Choice cottages and Senior's Choice apartments. The lot fronts on Isla Way.

Dave Hale arrived.

Mr. Schultz stated the project is in keeping with the original designed Heritage Square. Plans have been submitted to MCDOH and Town Engineer; both are satisfied with the plan and ready to sign.

Chairman McAllister asked if there was anyone present with comments, questions or concerns. There were none.

Moved by Mr. Dollard, seconded by Mr. Minor, to adjourn the public hearing to the regular meeting.

Ayes – 7

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Leonard T. Lavell – Lot 4 Amended Site Plan. 6443 East Canal Road. 084.01-01-2.21.

Mr. Kris Schultz addressed the Board. He explained the project is located on East Canal Road, and was approved a number of years ago for a single family home, but never built. The current owner would like to change the existing house location and driveway.

Moved by Mr. Hale, seconded by Mr. Rickman, that the Leonard T. Lavell – Lot 4 Amended Site Plan, be accepted for review.

Ayes – 7

The Public Hearing will be March 27, 2017.

4828 Lake Road Subdivision and Site Plan. 084.01-1-2.21.

Mr. Montalto addressed the Board and distributed updated copies of the subdivision plat and amended site plan. Since the last meeting, the Town Engineer's review comments have been responded to in writing and an updated map provided. The REAs are being finalized by the attorneys and have been forwarded to Planning Board Counsel Lester for review. At this point, there are only minor differences to be worked out between the Plaza attorney and Runnings attorney.

Mr. Montalto is requesting a contingent final approval based on Counsel Lester's final acceptance of the REAs. The final subdivision map would not be filed with the County until the REAs are filed. Chairman McAllister stated that the requested variances were approved by the ZBA. Mr. Oberst stated he has no further comments; the review comments were addressed satisfactorily.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 4828 Lake Road Subdivision and Site Plan, which was accepted for review on November 14, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on December 12, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, Building Inspector/Stormwater Manager, Fire Marshal and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the 4828 Lake Road Subdivision and Site Plan are unlisted actions which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, the 4828 Lake Road Subdivision and Site Plan be granted final approval contingent upon the Planning Board Counsel's approval of the REAs, all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Chairman McAllister asked if the approved variances should be noted in the resolution. The answer was no as the variances are noted on the plan.

Ayes – 7

The Alleghany Square Subdivision at Heritage Square. Isla Way. 068.03-1-18.11 (part of).

Chairman McAllister continued review of the application. The Town Engineer has no further comments and has signed the mylar.

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Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Alleghany Square Subdivision at Heritage Square, located on Isla Way, which was accepted for review on January 23, 2017, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on February 27, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, Environmental Conservation Board, and the Highway Superintendent, and

WHEREAS, the Town Board, on October 6, 2006, as part of the rezoning of the entire parcel, declared itself Lead Agency and determined the application was an unlisted action which would not have a significant impact on the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Alleghany Square Subdivision at Heritage Square be granted preliminary approval, the final hearing be waived, and the subdivision be granted final approval contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Ayes – 6
Abstain – Mr. Strabel

Hedman Subdivision and Site Plan. 593 Root Road. 114.03-1-14.

Mr. Kris Schultz explained that the project was delayed due to MCDOT revising the driveway access to a better location for sight visibility. It was changed to come off the existing driveway of the parent parcel.

The plan has been signed by MCDOT, MCDOH, and the Town Engineer. Mr. Schultz is requesting final approval for the subdivision and site plan.

Planning Board Counsel requested to review the driveway access easement to ensure Lot 1 is always provided access, and maintenance issues are addressed. The easement description is being reviewed by the Town Engineer.

Mr. Strabel asked the outcome of the Board's request to have a driveway to the horse barn. Mr. Schultz indicated it was determined that a driveway isn't required when the horse barn is used for private use only.

Moved by Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Hedman Subdivision, located at 593 Root Road, which was accepted for review on November 14, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on December 12, 2016, and all persons wishing to be heard were heard, and

WHEREAS, on December 12, 2016, the Planning Board determined that the subdivision and site plan would not have a significant impact on the environment and granted the subdivision preliminary approval,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived, the Hedman Subdivision and Site Plan be granted final approval contingent upon the Planning Board Counsel's approval of the driveway access easement, all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Ayes – 7

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Ranson Subdivision and Site Plan – 2 Lots, 316 Root Road, 114.02-1-7.321, 114.02-1-7.006.

Mr. Kris Schultz addressed the Board. The plan has been signed by MCDOT, MCDOH, and the Town Engineer. The approved area variances for lot area and frontage have been noted on the plan. Mr. Schultz is requesting final approval for the subdivision and site plan.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Ranson Subdivision - 2 Lots, located at 316 Root Road, which was accepted for review on November 14, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on December 12, 2016, and all persons wishing to be heard were heard, and

WHEREAS, on December 12, 2016, the Planning Board determined that the subdivision and site plan would not have a significant impact on the environment and granted the subdivision preliminary approval,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived, the Ranson Subdivision and Site Plan - 2 Lots be granted final approval contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Ayes – 7

OTHER

Review Comments – Townhomes At Stonebriar Glen Rezoning

Chairman McAllister stated the Town Engineer has completed a thorough review of the application. It is worth noting that the wetlands have not been delineated to date. Also, there are pre-existing towers on the abutting property close to the proposed project that do not have adequate fall-out areas.

Mr. Minor stated the proposed entrance for the development is approximately 50 feet from Hartshorn Road. He recommends the accesses line up.

Mr. Strabel asked when NYSDOT will get involved with the project. Mr. Oberst has asked that the increase in traffic be looked at. Correspondence has been received that the NYSDOT is reviewing this project.

Planning Board Counsel recommends the Board refer to the Town Engineer's comments for the rezoning. The Board agreed.

Chairman McAllister discussed the need for all the new housing being proposed. Why aren't existing properly zoned areas being developed? Is there a need for so many rental units? Mr. Strabel had previously discussed this with the developer of Alleghany Square and marketing studies show there is a need. Mr. Lou Giardino from Senior's Choice Apartments has completed studies as well that support the desire for rentals.

McAllister's Deli

An email has been received from the engineer of record to stop review of the project. The Board requested a letter in writing that the project has been withdrawn. The Clerk will address.

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

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk