

**TOWN OF SWEDEN  
Planning Board Minutes  
March 19, 2018**

Moved by Mr. Minor, seconded by Mr. Hale, to reconvene the Planning Board meeting of March 12, 2018, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Ayes – 7

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 Associates; Rick Kartes; Andy Stoker.

**Townhomes at Stonebriar Glen Subdivision and Site Plan. Fourth Section Road. 083.02-1-7.1 (part of)**  
Chairman McAllister stated there are two outstanding issues relative to SEQR, which are traffic and pedestrian safety.

Mr. Robert Cantwell, BME, addressed the Board. He thanked the Board for their time. Updated information regarding traffic and an estimate for sidewalk installation was distributed.

Peak hour traffic counts were submitted previously to the Board as well as a summary of traffic counts completed today per the Board's request. Counts were taken today for the morning peak time of 7 a.m. to 8 a.m. and afternoon peak time of 4 p.m. to 5 p.m. The summary comparison traffic count table includes counts that were done in 2014, counts with an annual growth rate of 1% dated April 10, 2017, and the observation counts from today are as follows:

<u>AM Peak</u>	<u>PM Peak</u>
• East Bound - 649	East Bound - 530
• West Bound - 462	West Bound - 810
Total: 1,111	Total: 1,340
Comparison Total - 1,076/2017	Comparison Total - 1,245/2017
Additional 35 more vehicles	Additional 95 more vehicles

Mr. Cantwell explained that the 2014 counts were completed when college was on spring break, which is most likely the reason for the increased counts. Based on the information supplied from McFarland Johnson today, and included in the summary distributed, Mr. Cantwell concluded that there is no change in the degradation of the level of services projected from the original report.

Chairman McAllister added that the proposed additional right-turn lane will help the counts.

Mr. Dollard's personal observation as a past commuter into the city is that traffic doesn't really get heavy until after 5 p.m., and feels two hours for the counts would have been more accurate. Mr. Hale added as far as west bound traffic, college students usually don't register for a lot of 8 a.m. classes.

Chairman McAllister asked if there were any additional questions regarding traffic. There were none.

Mr. Cantwell addressed the sidewalk issue. Per the Board's request, a potential cost estimate to install a sidewalk along the entire front of the property, 600 ft., was completed.

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Several barriers were discussed:

- The existing stream that flows along the south side of the right of way, which collects drainage from two courses from the south.
- The roadside stream is approximately 6 ft. lower than the Fourth Section Roadway and approximately 10 ft. from the edge of the shoulder.
- It is unlikely that the NYSDOT would permit a sidewalk between the east bound travel lane and the existing guide rail.
- If the sidewalk were to be located within the state right-of-way, the existing stream would have be relocated or redirected into an approximately 250 ft. closed culvert extension resulting in huge costs.
- 1000 yards of material would be required to be imported to take care of the 6 foot difference in elevation.
- The stream is subject to the USACE jurisdiction for which the stream culvert would require USACOE Permit Coverage providing that the USACOE determines that the required wetland disturbances are justified.
- Approximately 0.2 acres of additional existing buffer clearing would be required if the sidewalk is constructed outside of the right-of-way.

The cost estimate is approximately \$67,423, which includes a 20 percent contingency factor. Mr. Cantwell explained the cost estimate is conceptual as it does not include soft costs, such as, for a design engineer, construction costs, and permit fees from DOT and ACOE, which would increase the total by \$15,000 to \$20,000.

A conceptual estimate for the sidewalk to be located within the right-of-way would likely be significantly more expensive. Mr. Dollard asked for clarification of the total costs stated at \$80,000 to \$90,000. Mr. Cantwell explained the increase is due to the soft costs.

Chairman McAllister asked if the Board agreed that this is an excessive amount to install a sidewalk across the front of the entire property. Mr. Hale commented the Board has consistently required sidewalks with new development. There are no sidewalks to the west or across the street. The best planning would be to install a sidewalk along the frontage of Lot 3 as well as along the emergency access to the east, closest to the intersection/light and Wegmans. Mr. Dollard added the Board's goal is to provide safety to the residents. All agreed. The Board discussed where there are existing sidewalks in the area. Mr. Strabel added the Board can't advocate for sidewalks on the north side of the road where there is no intersection.

Chairman McAllister stated that this is a complex project; other projects have been straightforward, simple regarding sidewalks. Mr. Strabel suggested eliminating the sidewalk along the western access so as not to advocate crossing the road and keep the sidewalk on the emergency access, which would be less dangerous. Possibly, the Town could obtain a grant to install additional sidewalks or have new verbiage added to the Comprehensive Plan.

Chairman McAllister's recommendation is to install a sidewalk across Lot 3, providing the ability for the two separate properties to the west to connect bringing the sidewalk closer to the intersection of 19 and 31.

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Mr. Cantwell stated another option would be to have the sidewalk along the emergency access to Fourth Section Road and provide an easement to the Town to install a sidewalk along the frontage of Lot 3 at a future date. The Board was not in favor.

Moved by Mr. Strabel, seconded by Mr. Rickman, that a sidewalk be installed along the frontage of the east property, Lot 3, along the east and west access roads; and not install a sidewalk along the entire frontage of the property to the west.

Ayes – 5  
Nay – Mr. Dollard  
Nay – Mr. Hale

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Townhomes at Stonebriar Glen Subdivision and Site Plan, located on Fourth Section Road, which was accepted for review on December 11, 2017, and

WHEREAS, a public hearing was held by the Planning Board on January 8, 2018, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board determined on February 12, 2018, its intent to be lead agency for the environmental review of this application, and

WHEREAS, the 30-day waiting period ended March 16, 2018, and no objections were received from the Involved Agencies,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that having reviewed the Full Environmental Assessment Form, comments of the Town Engineer, Environmental Conservation Board, Fire Marshal, Building Inspector/Stormwater Manager, Highway Superintendent, and Monroe County Planning and Development, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Board determines that the Townhomes at Stonebriar Glen Subdivision and Site Plan are unlisted actions which will not have a significant impact on the environment.

Ayes – 7

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Townhomes at Stonebriar Glen Subdivision and Site Plan, located on Fourth Section Road, which was accepted for review on December 11, 2017, and

WHEREAS, a public hearing was held by the Planning Board on January 8, 2018, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board determined on March 19, 2018, the Townhomes at Stonebriar Glen Subdivision and Site Plan were unlisted actions which will not have a significant impact on the environment and grants the subdivision Preliminary Approval,

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NOW, THEREFORE BE IT RESOLVED, that the final hearing be waived and the Townhomes at Stonebriar Glen Subdivision be granted final approval, and the Site Plan be approved contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

*Mr. Minor confirmed with the Board that there will be a sidewalk installed along the western access as well as along the eastern (emergency) access and along the frontage of Lot 3.*

Ayes – 6  
Nay – Mr. Dollard

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,  
Phyllis Brudz - Planning Board Clerk