

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**July 11, 2016**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 11, 2016, 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: James J. Oberst, MRB; Nat O. Lester, III, Planning Board Counsel; Richard Maier, Maier Land Surveying; Kris Schultz, Schultz Associates; Bob Winans, LandTech Surveying and Land Planning; Scott Smith, Smith Land Surveying; Jamie Pentland, DDS Engineering.

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Rickman, that the minutes of June 13, 2016, be approved.

Ayes – 7

Moved by Mr. Dollard, seconded by Mr. Strabel, that the regular meeting be adjourned to the public hearing.

Ayes – 7

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

**D&D Kepler Subdivision. 1721 Colby Street. 100.01-1-1.**

Mr. Richard Maier addressed the Board.

Chairman McAllister asked if there were any questions, comments or concerns from the public. There were none.

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

Ayes – 7

**Villas at Brandon Woods Resubdivision. 15 Wood Trace – Lot R-130/ER-4. 084.01-1-69**

Mr. Kris Schultz addressed the Board. He explained this is a single family unit with a zero lot line, 32 ft. from corner to corner.

The Town Engineer has reviewed it and has no questions or concerns.

Moved by, Mr. Minor, seconded by Mr. Rickman, that the Villas at Brandon Woods – Lot R-130/ER-4 Resubdivision be accepted for review.

Ayes – 7

**Owens Road Storage Buildings Site Plan. 084.01-1-19.141.**

Mr. Bob Winans addressed the Board. He distributed drawings, which are generally the same as what was submitted at the informal meeting. The Board reviewed the plans.

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Mr. Winans added it is a 29-acre parcel, with approximately 3 acres of it being developed outside the wetlands, except for a small portion of the access located in the wetland buffer.

Mr. Strabel asked how far back the units are located. Chairman McAllister stated the plan indicates 635 ft. Mr. Winans spoke with Passero Engineers, who is working on a new project abutting the applicant's property, in regards to putting in private hydrants. He wasn't sure if the two developers could work together. Mr. Strabel reviewed the code, and it states the buildings must be no more than 600 ft. to the nearest fire hydrant or to the nearest road, which means there is an issue with the fire hydrant access. Mr. Winans will need to address this.

Chairman McAllister asked where this site is in relation to the railroad. Mr. Winans stated it is located south of the railroad.

Mr. Monno questioned part of the driveway being located in the wetland buffer. Mr. Winans stated it will be reviewed by NYSDEC and a permit will have to be obtained.

Moved by Mr. Rickman, seconded by Mr. Strabel, that the Owens Road Self Storage Buildings Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be August 8, 2016.

**Tumia Site Plan. 741 Shumway Road. 084.03-1-35.1**

Mr. Jamie Pentland addressed the Board. The applicant is proposing a single family home on approximately 10 acres serviced by public water and a private septic system. The Board reviewed the plan.

Chairman McAllister asked if it is located in the Mid-West Ag District? Mr. Pentland stated yes.

Mr. Dollard asked that the spelling of the applicant's street address be corrected. Mr. Pentland made note of it.

Moved by Mr. Minor, seconded by Mr. Monno, that the Tumia Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be August 8, 2016.

Mr. Minor requested Mr. Pentland to check the access requirements to make sure the correct width and number of turnarounds were on the plan for the public hearing. Mr. Pentland agreed.

**Swanger Subdivision – 4 Lots. Redman Road. 098.03-1-3.1, 098.04-1-19.**

Mr. Scott Smith addressed the Board. The applicant is proposing to sell the old farm house, Lot 1, and create Lots 2, 3, and 4 from two tax parcels. Lots 2, 3, and 4 will remain vacant with no proposed development.

Moved by Mr. Hale, seconded by Mr. Minor, that the Swanger Subdivision – 4 Lots be accepted for review.

Ayes – 6

Abstain – Mr. Monno

The Public Hearing will be August 8, 2016.

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**D&D Kepler Subdivision. 1721 Colby Street. 100.01-1-1.**

The Board continued review of this application.

**MRB Comments**

1. Tax account number corrected on the title block.
2. Mr. Maier insisted there is no stream on the site, possibly wetlands. He will label that area intermittent.
3. Site Zoning Data should include what is required and what is proposed.
4. Lot 2 should be labeled, not approved for building.
5. The EAF was updated to include that an archaeological area is nearby.

**DRC Comments**

1. Most of the comments were standard.
2. The stream corridor must be protected.
3. The area will be retained as farmland.
4. There is no proposed R.O.W. for this project.
5. Monumentation has been checked and addressed.

**ECB Comments/Stormwater Comments**

- There were no concerns or questions.

The Town Engineer has no further questions and is ready to sign.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision approval of the D & D Kepler Subdivision located at 1721 Colby Street, which was accepted for review on June 13, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on July 11, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Agricultural Data Statement, comments of the Town Engineer, Monroe County Planning and Development, the Environmental Conservation Board, and the Building Inspector/Stormwater Manager,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the D & D Kepler Subdivision is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board grants the subdivision Preliminary approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the D & D Kepler Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 7

**Villas at Brandon Woods Resubdivision. 15 Wood Trace – Lot R-130/ER-4. 084.01-1-69.**

Moved by, Mr. Strabel, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Villas at Brandon Woods – Lot R-130/ER-4, located at 15 Wood Trace, which was accepted for review on February 22, 2016, and

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WHEREAS, the Town of Sweden Planning Board has reviewed the comments from the Town Engineer, and

WHEREAS, the Town of Sweden Planning Board acknowledges that the Town Board, through a consolidated review, completed an environmental review of the Villas at Brandon Woods, Section I, Subdivision and Site Plan, and granted a negative declaration of significant environmental impact on April 24, 2007,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants preliminary approval to the resubdivision,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Villas at Brandon Woods – Lot R-130/ER-4 Resubdivision be granted final approval, and the Chairman be authorized to sign the mylar.

*Mr. Monno commented that the application form should indicate that the plans have already been reviewed by the Town Engineer with the review date. Mr. Schultz explained it is marked no because this particular resubdivision, Lot R-130/ER-4, wasn't reviewed by the Town Engineer until tonight's meeting. Mr. Dollard asked for clarification of the naming of the lot by the County. Mr. Schultz explained that each time a lot is resubdivided, the name of the surrounding land is changed. This lot changed from DR-4 to ER-4.*

Ayes – 5

**OTHER**

**Donohue Subdivision. 1800 W. Sweden Road. 128.01-1-1.12.**

A potential buyer would like to relocate the house, but leave the septic system and well at the same location. By moving the house out of the woods, fewer trees have to be cut down.

The question is should an amended site plan be required. After discussing, the Board's consensus was that yes an amended site plan, possibly an expedited approval, should be submitted for approval to relocate the house.

**Proposed Code Change**

Mr. Marshal King contacted the Clerk to inquire as to how the five-acre requirement for a full raised septic system and public water could be changed to be the same as 80,000 sq. ft. for a modified septic system or in ground septic system with public water. Discussion followed. The Board referred Mr. King to the Town Board for any changes to the Town code. The Board has recommended this change in previous minutes, and has no concerns, providing that MCDOH approves it as well.

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

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**Planning Board Clerk**