

**TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 10, 2015, 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, Wayne Rickman, David Strabel.

Absent: Matthew Minor

Also present: Rob Carges, Supervisor, James Oberst, MRB, Nat O. Lester, III, Planning Board Counsel, Kris Shultz, Schultz Associates, Adam Freeman, Land Tech Surveying and Engineering, Jess Sudol, Passero Associates, Josh Bruckel, Greg Stahl, Roger and Ryan Brandt, Ernie Haywood, Lou Giardino.

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. Dollard, that the minutes of July 13, 2015, be approved.

Ayes – 6

Golden View Ranch Resubdivision and Amended Site Plan. 7487 Fourth Section Road. 082.02-1-32.1/27.113

Mr. Adam Freeman addressed the Board. This project was approved last year for a riding arena and barn. The applicant, Greg Stahl, purchased property to the south, 133 West Sweden Road, and would like to combine the two lots in order to construct a single family residence utilizing the existing septic system. MCDOH requires that the house be on the same property as the arena in order to use the existing septic system. There will be no changes to the commercial operation of the arena or property; all work will be done off West Sweden Road.

Mr. Hale and Mr. Monno asked that the plan clarify the new lot lines. Mr. Freeman presented the plan showing where the new lot lines are. The rear lot line of the riding arena property has been removed, making one lot with the existing access off Fourth Section Road remaining. Access to the single family home will be off West Sweden Road.

Mr. Strabel asked if the sanitary drainage from the house will be pumped to an existing pump by the barn, and then, pumped back up to the septic system. Mr. Freeman answered yes.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Golden View Ranch Resubdivision and Amended Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be September 14, 2015.

Eric Chick Subdivision and Site Plan. 977 West Avenue. 168.01-2-1

Mr. Kris Schultz addressed the Board. He introduced the applicant, Eric Chick.

TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015

The applicant proposes to construct a single family home on a 29-acre parcel with an existing barn. The applicant has used an old farm access for the driveway and made improvements per NYSDOT. The property has been used for recreational purposes.

Mr. Strabel commented there are a lot of wetlands on the property. Mr. Chick has already spoken to the NYSDOT regarding the issues with the culvert crossing. In the past, the property was actively farmed.

Chairman McAllister confirmed this is not a shared driveway. Mr. Schultz agreed.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the Eric Chick Subdivision and Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be September 14, 2015.

Senior's Choice at Heritage Square. Redman Road. 068.03-1-18.11.

Mr. Kris Schultz addressed the Board. He introduced Mr. Lou Giardino, one of the partners developing this property.

The 7.7 acre lot will be subdivided from the Heritage Square-Phase I project. The applicants are proposing multi-level housing for both independent and assisted living care. The access, off the existing Isla Way, would be a private roadway, which will have attractive landscaping. Isla Way also leads to the Town Park. All utilities have been extended and are nearby, as well as a pond. The parking lot will be on the west side of the building. Mr. Schultz commented that Mr. Giardino spent a considerable amount of time reviewing the landscaping with him, which was nicely done. The landscaping includes a putting green and bocce courts.

The development has been designed with the central quarters, and full-size, four story wings. The applicants have applied to the Zoning Board of Appeals for a variance for the building height, which is just less than 43 feet; 36 ft. is permitted. When viewing the Brockport College Suites and Senior's Choice buildings from Persistence Path, they both have the same mass and height. When the Senior's Choice is completed, it will be nestled down behind the Brockport College Suites due to the drop in elevation. On a positive note, the existing mature woods will stay intact with this development; originally they were planned to be removed with the construction of Phase II of the Brockport College Suites.

The property is zoned B-1, Retail-Commercial. Since the development has no retail space, total parking was designed at the maximum spaces needed, plus a buffer totaling 128 spaces. While assisted living residents usually don't have cars, they do have visitors. Parking could be added or shown as land banked, if necessary, which would avoid removing the mature woods for parking.

Mr. Strabel asked if easements to the Town for all utilities are located in the strip of land that was originally designed for Phase 2 of the Brockport College Suites, which now stops at the proposed development. Who is responsible for maintenance of this strip of land? Mr. Schultz will contact the new owner of the Brockport College Suites to answer the question. Mr. Schultz continued that there will be emergency access all around the building, which will be sprinkled, with hydrants located around the building.

TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015

Mr. Hale requested a location map be shown on the plan, specifically showing how to access the development off Redman Road. Mr. Strabel requested a map be provided to the Board of the McLean property showing all roads.

Mr. Hale asked if this development will trigger enough traffic to warrant a light at Redman Road. Mr. Schultz stated no; studies were done for the original full buildout of Heritage Square and traffic lights were not required. Mr. Schultz added that the project has been submitted to Planning and Development for review and NYSDOT will be able to comment.

Mr. Dollard reviewed the site plan application and noted that the name and address of each partner or list of officers and directors was not provided, only Mr. Giardino, one of the partners. Mr. Giardino will forward the names of the remaining partners to either Mr. Schultz or to the Clerk.

Mr. Hale has a copy of the SEQR Regulations, dated 1996, and wondered if they have been updated, specifically for triggers of Type 1 Actions. Mr. Schultz explained that the rezoning for Heritage Square was done after 1996. Mr. Hale asked for clarification as to whether the original SEQR approval carries over for the proposed project. This issue will need to be confirmed.

A separate discussion took place whether or not Persistence Path is a dedicated road; if not, the proposed subdivision could not be approved until it is. Mr. Schultz and others thought it was; however, Mr. Oberst thought it previously received a conditional approval. It should be confirmed if Persistence Path is a dedicated road or not.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Senior's Choice at Heritage Square Subdivision and Site Plan be accepted for review.

Ayes – 6

Public Hearing will be September 14, 2015.

INFORMAL

McAlister's Deli Site Plan. Transit Way.084.01-1-1.007

Mr. Adam Freeman addressed the Board and presented a new site plan. He explained that the general layout of the parking has stayed the same. The two buildings have been merged creating an L-shaped structure. The McAlister's building will be slightly over 5,000 sq. ft. and the proposed lease space will be slightly over 4,000 sq. ft. Eighty-five parking spaces have been provided, which is more than is required. Accesses to the site have been provided off Transit Way, through the Wal-Mart SC parking lot, and through Buckmans Car Wash. The main entrance for McAlister's Deli will face the Wal-Mart parking lot, and the main entrance for the lease space will face Transit Way. The greenspace requirement has been met. Mr. Freeman added that no variances will be required for this project.

The Board reviewed the plans and the general consensus was the design was much better.

Mr. Hale asked that the location map be clearer. Transit Way should be shown on the location map.

TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015

Mr. Freeman stated there is a drainage swale that goes through the middle of the site for which there is an easement to the Town. The easement will need to be abandoned if the drainage from between the Hess and Buckmans sites is piped around the west side of the building to the Wal-Mart site utilizing underground storage chambers. Chairman McAllister commented that the Board will need to see what the impact on drainage will be once the property is developed.

Mr. Monno asked if there was an agreement with Buckmans to allow access from their property. Mr. Freeman stated there is a verbal agreement with Buckmans. There is already a filed easement for access with Wal-Mart.

Mr. Monno also asked what the distance between the south side of this lot and the Wal-Mart pond is. Mr. Freeman stated approximately 100 ft., which Wal-Mart owns.

Mr. Oberst asked if all the drainage goes underground. Mr. Freeman replied there is some surface drainage, but for the most part, underground in storage chambers. Mr. Strabel asked if drainage currently leaves the site to a swale. Mr. Freeman said yes. Mr. Monno clarified that the underground storage would be under the parking lot. Mr. Freeman agreed.

Mr. Freeman commented that since the site is low, there will be some fill brought in to make it even with the road. Two feet of fill will be added to the parking lot.

Chairman McAllister asked if there were any other issues besides the drainage swale. Mr. Monno wondered if the rear parking lot elevation would be much different from the front elevation. Mr. Freeman stated no, the storage will be distributed evenly.

Frances Apartments Subdivision and Site Plan. Owens Road. 084.01-1-19.142

Mr. Ryan Brandt addressed the Board. He explained that Lifetime Assistance has partnered with Cornerstone Group for subdivision and site plan approval for a proposed 56-unit apartment building for families, located on Owens Road. Also present tonight are Ernie Haywood, Lifetime Assistance, Roger Brandt, Cornerstone Group, and Jess Sudol, Passero Associates.

The project's name, Frances Apartments, was derived with the help of the Town Historian. It was named after Frances Barrier Williams, who was the first African American to graduate from Brockport Normal School (SUNY Brockport) and was an advocate for housing.

Mr. Roger Brandt explained how Cornerstone Group started 25 years ago, finding a niche for developing workforce and senior housing in many counties. Frances Apartments has been in the works for the past couple years until the right site was finally found. Lifetime Assistance actually got its start in the basement of the Town building, right here at 18 State Street.

Mr. Ernie Haywood addressed the Board. He stated 37 years later Lifetime is still here with eight properties in the Village and Town. He added that Frances Apartments will have 11 housing units for people with disabilities and the remaining houses for the general population.

TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015

Frances Apartments will consist of 56 units (1, 2, and 3 bedrooms), 11 units set aside for disabled clients. There is a similar arrangement in Chili. The applicants feel there is a tremendous market for families, especially on Owens Road. The target date to start the rezoning of this property from Heavy Industrial to B-1, Retail Commercial, is August 25.

Chairman McAllister asked if the proposed road from Owens Road to Sweden Walker Road was considered and how it fits in with this project. Mr. Hale asked how far the project is from the Lowe's property. Mr. Jess Sudol stated it is about 450 ft. to Lowe's. The project includes subdividing 6.5 acres from the parent parcel.

Originally, the project was shifted south, directly abutting the property line of Lowe's. It may have been the mention of the proposed road that precipitated the applicants moving the project to the north, which was easy to do with all the utilities still present and the ease of lining up the access across from the Woodlands property.

Mr. Sudol stated SEQR review will be done through the Town Board as part of the rezoning. He addressed Mr. Hale's previous question regarding whether this constitutes a Type I action. The threshold for SEQR regulations hasn't changed in recent history. In terms of residential development, it's still 250 units in a community with 150,000 people or less. In this case, the site plan doesn't trigger a Type I and the rezoning of 6.5 acres doesn't trigger the requirement of 25 acres. A Long Form EAF will still be completed for this size and type of project.

There will be seven buildings, each two-story, with four units on the top and four units on the bottom. The bigger buildings will have three bedrooms per unit and the smaller buildings, one bedroom per unit. Seniors and families are catered to, whereby there are diverse demographics. A loop access road is designed throughout the project, which serves well for picking up and dropping off people. There is a proposed clubhouse with offices for the onsite staff at the entrance of the development. The clubhouse will have various amenities, i.e., playground. There will be scattered parking throughout the development, lots of green space, an existing creek (regulated creek) that cuts through the southeast corner of the parcel. With the stream identified, there was still plenty of greenspace to put stormwater management into place, which will be detailed in the SWPPP.

Mr. Hale asked if covered parking was considered. Mr. Sudol stated no due to other issues, such as, building separation, fire issues, and covered parking creates maintenance issues. Also, the applicant is trying to be cost conscientious.

Mr. Strabel asked if there would be HUD funding. Mr. Brandt stated not HUD, but a variety of home funding, county and federal, as well as tax credits.

Mr. Brandt explained that this project is affordable housing based on income. For example, for a one bedroom unit, the tenant can earn up to \$16 per hour, two bedroom unit, \$27 per hour, and three bedroom unit, \$31 per hour. This is based on the median income for a family of four in Monroe County, which is \$67,000. No more than 30 percent of income should be rent.

Planning Board Counsel Lester asked if the development would be tax exempt. Mr. Brandt stated the developers are seeking a pilot agreement/payable tax agreement, which is a 50-year regulatory agreement so that the project will be run the same for the next 50 years. The longest term offered for a payable tax agreement is 30 years.

**TOWN OF SWEDEN
Planning Board Minutes
August 10, 2015**

Mr. Ernie Haywood added that Lifetime Assistance will become part owner and offer support staff to help with meals, writing checks, etc. The development is not for residents who need support 24/7.

In order to be eligible for financing with the State, certain points have to be met regarding sustainability. In addition to using good construction materials meant to last for 50 years plus, structures have to be sustainable buildings. Also required is a certain amount be put aside for regular maintenance of buildings, i.e., roof repairs. Cornerstone Group and Lifetime assistance are in for the long haul so it won't be difficult to get ahold of staff when issues arise. The development can't be sold in a few years to an out-of-state company.

Mr. Dollard questioned who the handicap spaces are for. Mr. Brandt stated the handicap spaces are for anyone in the complex who needs it. There should be only one Lifetime Assistance vehicle using the spots. Since the complex is only three-quarter miles to the nearest RTS bus stop, Lift Line will service the development.

Mr. Sudol stated the applicants are required to build a certain percentage of units to fully accessible standards, 120 parking spots are proposed, just over 2 per unit. Fifty percent of the units will be on the first floor and fifty percent on the second floor, which have all been designed to be adaptable with a few minor changes after they are built to accommodate a handicap tenant.

The project will go before the Town Board and Planning Board somewhat concurrently, knowing that site plan approval will not be granted until the rezoning is approved.

Mr. Brandt explained at the next meeting a copy of the floor plans will be presented for review. All units will be of sound construction, and have either a patio or balcony, full kitchen with a breakfast island, living room, master bedroom with walk-in closet, hall closet, additional storage room, range, refrigerator, washer and dryer hookups, central air, and energy star features. The units will be two stories, wood frame slab on grade and fully sprinkled. The buildings are tightly inspected and well run by all the investors. Lifetime will not tolerate anything that's not right.

Application for this project will be made on September 14, 2015.

The meeting was adjourned on motion at 8:40 p.m.

Planning Board Clerk