

**TOWN OF SWEDEN
Planning Board Minutes
September 10, 2018**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 10, 2018, 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, Matthew Minor, Wayne Rickman, David Strabel.

Also present: Nat O. Lester, III, Counsel; James Oberst, P.E., MRB; Geoffrey Christian; Roland Yaeger; Kris Schultz, Schultz Associates; Tim Harris, Passero Associates.

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. Hale, seconded by Mr. Dollard, that the minutes of August 13, 2018, be approved.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Abstain
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye*

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

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye*

The Public Hearing began at 7:02 p.m.

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

Yaeger Subdivision and Site Plan. Sweden Walker Road and East Avenue. 069.02-2-13 and 069.02-2-14.11.

Mr. Kris Schultz addressed the Board.

Bieber Amended Site Plan. 559 Ladue Road. 113.03-1-6.1.

Mr. Kris Schultz addressed the Board.

Chairman McAllister asked if there were any questions, comments or concerns for either of the above projects. There were none.

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

Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye

Public Hearing ended at 7:10 p.m.

Frances Apartments I Amended Site Plan. Community Building Addition. 200 Owens Road. 084.01-1-19.144

Mr. Tim Harris addressed the Board. Mr. Harris gave a brief presentation explaining the application is for a small 100 sq. ft. addition to the Community building for washers and dryers that will also serve the proposed Frances Apartments II application.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Frances Apartments I Amended Site Plan - Community Building Addition be accepted for review.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale - Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye*

The Public Hearing will be October 22, 2018.

Frances Apartments II – 2 Lots Subdivision and Site Plan. Owens Road. 084.01-1-19.143, 084.01-1-19.11.

Mr. Tim Harris addressed the Board. Mr. Harris explained that the application is currently before the Town Board for rezoning approval of the proposed lot to the north. The public hearing for the rezoning is scheduled for October 9, 2018, and hopefully, approved on October 23, 2018. The Planning Board can accept for review and hold its own public hearing at the same time for the application; just no actions can be taken until the rezoning is approved. SEQR will be a coordinated review with the Town Board as Lead Agency. The Planning Board will have an opportunity to comment on the project prior to the rezoning's 56 being approved.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Frances Apartments II – 2 Lots Subdivision and Site Plan be accepted for review.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale - Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye*

The Public Hearing will be October 22, 2018.

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Yaeger Subdivision and Site Plan. Sweden Walker Road and East Avenue. 069.02-2-13 and 069.02-2-14.11.

Chairman McAllister continued review of this application.

MRB Comments

1. It was previously discussed and reviewed that if the proposed two lots were to access public water, zoning requirements for R1-2 would be met.
2. Lot 1 conforms to the Town code as it has 60 ft. of road frontage. Lot 2 is not large enough to ever be re-subdivided.
3. A zoning statistics table is provided. In addition, zoning requirements and what is provided are also shown on the plan. This goes for septic system detail as well.
4. Sheet #1, shows a utility and cross access agreement, which will be filed and noted on the plan. This easement will allow for a shared access and utilities to be brought up along the driveway to service both lots. Legal agreements should be submitted to both the Town Engineer and Planning Counsel for review.
5. (6. and 7.) These questions address driveway access onto the State highway. The required geometry is shown on Sheet 3. Plans will be submitted to NYSDOT for comments/permit. Sight distance in excess of the speed limit is shown on the plan. MCWA approval will be obtained.
8. Existing stream corridor is part of the Otis Creek tributary. There will be a submission to ACOE. There are no DEC regulated wetlands.
9. (10, 11, and 12.) These questions deal with the water service. Mr. Schultz has been working with Tod Ferguson, MCWA, over the past three years and he is up to speed on the proposed configuration as well as the new and former town engineers. The cost of installing the water mains is going to be borne by Mr. Yaeger or Mr. Spaziano. Mr. Oberst stated there will still have to be a water district. Water calculations will be provided to Mr. Oberst.
13. MCDOH will need to review the septic systems for which good percs were obtained.
14. John Frasier performed perc tests years ago, which are still valid; new percs aren't required.
15. Setbacks for septic systems on shown on the plan and that they meet Town code for in-ground systems.
16. The year the survey was performed should read 2018.
17. Utility improvements will be provided on a separate sheet.
18. The slope at the front of the driveway will be pulled back to allow for more area, especially for Lot 2.
19. There will be no special considerations for cleaning the septic systems.
20. Additional erosion control measures should be noted to help take care of any potential issues.
21. A SWPPP will be provided with 1.2 acres of disturbance. The SEQR form has been updated.
22. The construction staging area will be shown on the plan.
23. Check dams may be utilized as a temporary diversion for disturbances occurring in a stream – to be discussed further.
24. Use of rip-rap or other stabilization should be utilized at the proposed storm pipe end sections – to be discussed further.
25. The size of the proposed driveway culvert has been provided on the plans.
26. The common driveway/culverts will be maintained by both property owners; Town not responsible.

Stormwater/Building Inspector Comments

1. Agreed with MRB comments.
2. SWPPP and SEQR addressed above.

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ECB Comments

1. Native species should be included.
2. Pleased to see Note #12, existing vegetation note, on the plan.

DRC Comments

1. Ag Data Statement on plans.
2. MCDOH has to approve plans.
3. Monumentation checked; no monuments within scope of this project.
4. Rte. 260 is a NYS R.O.W. – permit required from NYSDOT.

Mr. Schultz confirmed with Counsel Lester that the owner of Lot 2 will require an easement to the Town for the “Welcome to the Town of Sweden” sign located on the property.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Yaeger Subdivision and Site Plan – 2 Lots, located at Sweden Walker Road and East Avenue, which was accepted for review on August 13, 2018, and

WHEREAS, a public hearing was held by the Planning Board on September 10, 2018, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and determines that the Yaeger Subdivision and Site Plan – 2 Lots are unlisted actions which will not have a significant impact on the environment and grants the subdivision Preliminary Approval.

Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye

Bieber Amended Site Plan. 559 Ladue Road. 113.03-1-6.1.

Chairman McAllister continued review of this application.

MRB Comments

1. Zoning statistics were updated on the plan. No issues with meeting the Town’s requirements.
2. There were no existing easements to be reviewed.
3. Federal wetlands are shown on the plan; several hundred feet behind the development.
4. MCDOH should review the plans.
5. Utilities to be shown on plan. Existing culvert under the road is now shown on the map.
6. Area subject to ponding during major storm events is noted as such and shown on plans with arrows.

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7. The proposed driveway will be reviewed and approved by Town Highway Superintendent.
8. Limits of disturbance have been shown on the plans. No SWPPP required at .61 acres.
9. Construction staging area will be shown on plans.
10. Driveway culvert material and sizing to be approved by Town Highway Superintendent.
11. Mr. Oberst agreed a check dam doesn't need to be utilized for the proposed roadside swale.
12. All existing and proposed contours will be labeled on the plans.
13. There will be no sidewalk on the north side of the house; owner's preference.

Stormwater Manager/Building Inspector – no comments.

ECB Board Comments

1. No adverse environmental impact with this proposed development.
2. Had several favorable comments regarding proposed development.

DRC Comments

1. Wetlands noted.
2. Ag Data Statement on plans.
3. Monumentation will be checked.
4. MCDOH approval required.
5. No construction in Monroe County R.O.W.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Bieber Amended Site Plan, located at 559 Ladue Road, which was accepted for review on August 13, 2018, and

WHEREAS, a public hearing was held by the Planning Board on September 10, 2018, 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, Stormwater Manager/Building Inspector, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and determines that the Bieber Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Bieber Amended Site Plan be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign.

Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye

The meeting was adjourned on motion at 8:05 p.m.

Respectfully submitted,
Phyllis Brudz - Planning Board Clerk