

**TOWN OF SWEDEN
Planning Board Minutes
September 28, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 28, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, Craig McAllister, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Absent: David Hale.

Also present: James Oberst, MRB, Nat O. Lester, III, Planning Board Counsel, Kris Shultz, Schultz Associates, John Sciarabba, Land Tech Surveying and Engineering, James Glogowski, L.S., Lou Giardino, Jeff Ashline, Greg Stahl, Tom Fink, Tim and Cindy Cooper.

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 September 14, 2015, be approved.

Ayes – 6

Edward White Subdivision - Lot 1 Amended Site Plan. 2101 Colby St. 099.02-1-7.1

The Board reviewed the application and plan. Mr. James Glogowski arrived at the meeting. The applicant is proposing to construct a pole barn prior to constructing the previously approved single family home. The barn has been added to the plan.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Edward White Subdivision-Lot1 Amended Site Plan be accepted for review.

Ayes – 6

The public hearing will be October 26, 2015.

Heritage Square – Phase I Amended Site Plan. Redman Road. 068.03-1-18.11

Mr. Kris Schultz addressed the Board. He explained that the original approved plans showed guiderails on part of Isla Way that went over a creek into the Town Park, which were never installed. After further review from the Town Engineer and Highway Superintendent, it was determined that the guiderails would not be required.

Mr. Schultz has submitted a topographic survey map showing a negotiable slope. If a car left the pavement and went into the creek, it isn't steep enough for the car to turn over.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Heritage Square-Phase I Amended Site Plan be accepted for review.

Ayes – 6

The public hearing will be October 26, 2015.

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

Mr. John Sciarabba addressed the Board. He explained this project was put on hold while the applicants finished the new Henrietta store. The site plan shows a single building layout, approximately 9,000 sq. ft. There are no variances requested for this project.

Mr. Strabel asked what was decided with the drainage easement at the center of the property. Mr. Sciarabba answered that easement will be terminated since drainage runs between the car wash and Hess store.

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Mr. Minor wanted to know if all previous applications for McAlister's Deli have been withdrawn. The Clerk stated a letter was received from the applicant's engineer withdrawing all previous applications.

Moved by Mr. Monno, seconded by Mr. Rickman that the McAlister's Deli Site Plan be accepted for review and that all previous applications have been withdrawn.

Ayes – 6

The public hearing will be October 26, 2015.

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

Mr. John Sciarabba addressed the Board. The biggest change from the public hearing held two weeks ago is that the driveway has been changed from West Sweden Road to behind the existing barn off Fourth Section Road heading southerly to the proposed house location. The driveway is 14 ft. wide. All comments have been addressed.

Chairman McAllister asked Mr. Oberst if there are any outstanding items to address. Mr. Oberst commented that the SWPPP Report still needs to be submitted and written resolution to both MCWA and MCDOH's comments have been received.

Mr. Sciarabba indicated there will be a new pump to increase the water pressure to the house. Mr. Oberst added the Fire Marshal will need to review the updated plans for driveway modifications. There are no outstanding concerns regarding the resubdivision.

Mr. Monno asked if any ground testing was done. Mr. Sciarabba stated yes at the time of the perc tests, and it is very rocky. Mr. Monno requested notes be added to the plan regarding the type of ground.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Golden View Ranch Subdivision, located at 7487 Fourth Section Road, which was accepted for review on August 10, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on September 14, 2015, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Golden View Ranch Resubdivision and Amended Site Plan are unlisted actions which will not have a significant impact on the environment, and grants the resubdivision preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Golden View Ranch Resubdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Monno requested that the plans note the type of rock at the location of the house and the location of the T-Valve at the force main connection. Mr. Sciarabba agreed. Mr. Minor requested the driveway detail be revised to annotate the length and width of the fire lane pass closest to the house. Chairman McAllister stated that should be mentioned as part of the site plan approval.

Ayes – 6

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Mr. Monno asked if blasting would be required? Blasting may be a problem with the installation of the water line, and if the house foundation is already in. Also, the line going to the leachfield has to be four feet deep. Mr. Monno requested the plan include a note explaining the construction sequence procedures. The plan is to avoid blasting at all cost.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of the Golden View Ranch Subdivision, located at 7487 Fourth Section Road, which was accepted for review on August 10, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on September 14, 2015, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Golden View Ranch Resubdivision and Amended Site Plan are unlisted actions which will not have a significant impact on the environment,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Golden View Ranch Amended Site Plan be approved contingent upon receiving the SWPPP Report, a construction sequence note and updated fire lane pass detail added to the plans, all required signatures, and the Chairman be authorized to sign.

Ayes - 6

Villas at Brandon Woods Resubdivision

The Town Engineer stated he had no concerns with the review of this application.

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 – Lots R-127 and R-128 located at 21 and 19 Wood Trace respectively, which were accepted for review on September 14, 2015, and

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 resubdivisions,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, and the Villas at Brandon Woods – Lot R-127 and R-128 Resubdivisions be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes – 5

Nay – 1

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

Mr. Kris Schultz updated the Board that all necessary materials had been provided to the Town Board for acceptance of the two roads for dedication. The Town Board met, and passed a resolution to accept the two roads for dedication.

Chairman McAllister clarified that the resolution states acceptance of the dedication is contingent upon approval of the Heritage Square – Phase I amended site plan.

Mr. Schultz is requesting approval for the subdivision first. Discussion followed and the Board agreed to subdivision approval contingent upon receiving all required signatures.

The Town Engineer had no outstanding subdivision issues.

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Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Senior's Choice at Heritage Square located off Redman Road, which was accepted for review on August 10, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on September 14, 2015, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the resubdivision and site plan are unlisted actions which will not have a significant impact on the environment, and grants the resubdivision preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Senior's Choice at Heritage Square Resubdivision be granted final approval contingent upon the approval of the Heritage Square-Phase I Amended Site Plan, approval of the area variance for building height, all required signatures, and the Chairman be authorized to sign.

Mr. Minor clarified that the Heritage Square – Phase I amended site plan approval is for the guiderails which makes the site plan come into conformance for which the dedication of the two roads is contingent upon. Also, the resubdivision and site plan approval is contingent upon the building height variance approval.

Ayes - 6

Mr. Schultz continued with the review of the site plan. The Town Engineer's comment letter, dated September 22, has been addressed with the exception of four comments, all site plan related. The letter, dated September 21, has to do strictly with the review of the SWPPP.

The parking requirement has been met by providing landbanked parking on the plan. MCWA and MCDOH have reviewed and approved the plans. Follow-up plans to the original submission of Phase II of the Brockport College Suites have been submitted to Dave Goehring, MCDOT, for review. A study done at that time showed no additional impact to traffic or improvements to the Redman Road intersection. It should be noted that any future improvements to Redman Road would fall on the responsibility of McLean to take care of. MCDOT's approval could be a contingency of the site plan approval.

Mr. Minor confirmed that the MCWA has approved the application. Mr. Schultz answered yes and that the water pressure and flows are the highest in the area.

Mr. Monno stated it is important to note that this project is located off a state highway, Rt. 31A, or Redman Road. Mr. Monno's concern is that there is very poor visibility at the intersection. What about the increase in traffic with the proposed development? The speed requirement should be reduced. Mr. Oberst mentioned that there is a stipulation in the original Heritage agreement where McLean has the responsibility to cut vegetation right outside the R.O.W. Mr. Schultz will address this concern especially if the Town accepts dedication of the road; the line of sight can be kept open by mowing.

Mr. Schultz is requesting site plan approval contingent upon the area variance being approved. This will allow the applicant to move forward with the posting of a letter of credit for potential damage to existing roads, and erosion control measures. Discussion followed regarding the timing of approvals, decisions, etc.

Mr. Lou Giardino interjected that there are a number of key dates centered on the Board's approval including contract finance. If contracts have to be extended, work may be put off until next year. Mr. Schultz stated one option is to issue a foundation only permit to allow work to start; however, no permit can be issued until the mylar has been signed.

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Mr. Strabel asked the Town Engineer how comfortable he is with the details of the site plan. Mr. Oberst said the site plan was in pretty good shape, just waiting for SWPPP comments at this point. The Fire Marshal's comments have been addressed.

It was clarified that the Town Board and Town Attorney will take care of finalizing and approving the Letter of Credit.

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

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the Senior's Choice at Heritage Square located off Redman Road, which was accepted for review on August 10, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on September 14, 2015, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the resubdivision and site plan are unlisted actions which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Senior's Choice at Heritage Square Site Plan be granted final approval contingent upon the approval of the area variance for building height, receiving all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Monno asked that all outstanding issues be mentioned again. Mr. Oberst stated the additional background information for the SWPPP, DOT review comments received, one outstanding erosion control comment, letter of credit, and the approval of the area variance. Discussion followed. Planning Board Counsel is good with the contingent resolution.

Ayes - 6

Frances Apartments

The Board discussed and agreed to have no objection to the Town Board acting as Lead Agency for the rezoning application of a portion of vacant land on Owens Road.

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

Planning Board Clerk