

**TOWN OF SWEDEN
Planning Board Minutes
January 11, 2010**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 11, 2010, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno, David Strabel.

Also present: James Oberst, MRB, Kris Schultz, P.E., L.S., Bernard Schmieder, P.E., L.S., Richard Maier, L.S., Ken and Sue Lower, Harold Mundy

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

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Planning Board Rules and Schedule for 2010 be approved.

Ayes – 7

Moved by Mr. Minor, seconded by Mr. Monno, that the minutes of December 14, 2009, be approved.

Ayes – 7

Moved by Mr. Minor, seconded by Mr. Hertweck, that the regular meeting be adjourned to the public hearing.

Ayes - 7

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

JCN Resubdivision. 5259 Lake Road. 098.02-1-3.21, 3.112

Chairman McAllister asked if anyone was present with questions, comments, and concerns relative to this application. There were none.

7302 Fourth Section Road Subdivision and Site Plan. 083.01-1-27.1

Chairman McAllister asked if anyone was present with questions, comments, and concerns relative to this application.

Sue Lower, 7292 Fourth Section Road – Mrs. Lower asked why is it a subdivision and what type of house will be built.

Mr. Schmieder explained that the parcel was created when the Northview Subdivision – Section 1 was developed. Mr. Northrup would like to utilize the property now that sanitary sewer is available. It will have a straightforward layout. The first floor will be placed so that it blends with the adjacent homes. It will be one of the smaller homes in the tract. Mrs. Lower asked if it would be a two-story house. Mr. Schmieder stated he didn't know what type of house it would be, just a small one. Stormwater drains to the front roadside ditch over to the rear down the hill into an existing stormwater system. Mr. Schmieder added that a new house would complete the look of the neighborhood rather than a grass lot.

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Mrs. Lower asked for further clarification regarding the subdivision. Chairman McAllister explained that it's not an approved lot for building because it's never been legally subdivided. Mrs. Lower asked if the Northview lots are legally subdivided. Mr. Schmieder stated yes as part of Section 1.

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

Ayes – 7

Unger Resubdivision. 50 Swamp Road. 099.02-1-20, 099.02-1-21

Mr. Richard Maier addressed the Board. He explained that the property is located on Swamp Road and is part of a pre-existing subdivision. The plan is to combine the vacant lot to the west to create a 17-acre lot; basically eliminating lot lines.

Mr. Strabel asked if the current owner owns both parcels. Mr. Maier stated yes. Mr. Strabel asked if he was combining the lots because of the water charges per lot when water is available. Mr. Maier stated yes.

Chairman McAllister asked what was the width of the vacant lot. Mr. Maier stated 300 ft.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Unger Resubdivision be accepted for review.

Ayes – 7

The public hearing will be February 8, 2010.

JCN Resubdivision. 5259 Lake Road. 098.02-1-3.21, 3.112

Chairman McAllister continued review of the application. Mr. Schultz gave a brief summary of the project. Mr. Schultz distributed updated maps with the tax account numbers added, which addressed the Town Engineer's comments.

Mr. Strabel asked for clarification of parcel one's boundaries before and after resubdivision. Mr. Schultz referred to the boundaries on the map.

The Fire Marshal and Environmental Conservation Board had no comments.

County comments included noting a federal wetland at the back of the property. Mr. Schultz showed the Board the location of the kidney-shaped wetland. There were other general comments, which were addressed.

Mrs. Northrup has to renew the agricultural exemption for her property by March. The resubdivision will allow Ms. Northrup to include the entire front of the property. The agricultural data statement should be added to the plan even though there's no proposed development.

Mr. Monno asked if the back lot line includes timber. Mr. Schultz stated the hedgerow would be the only timber.

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Chairman McAllister asked that the application form be updated to reflect the property is adjacent to a wetland.

Mr. Oberst is ready to sign the plan.

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

WHEREAS, the Town of Sweden Planning Board has received an application from June Northrup for approval of a resubdivision located at 5259 Lake Road; and

WHEREAS, the Town of Sweden Planning Board held a public hearing on January 11, 2010, 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, Fire Marshal, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED the Planning Board determines that the JCN Resubdivision is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the resubdivision be granted preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the final hearing be waived and the JCN Resubdivision be granted final approval contingent upon that the Agricultural Data Statement be added to the mylar, and the Chairman be authorized to sign.

Ayes – 7

7302 Fourth Section Road Subdivision and Site Plan. 083.01-1-27.1

Chairman McAllister continued review of this project. Mr. Schmieder distributed revised drawings.

MRB's comments:

- addressed

Fire Marshal comments:

- none

ECB comments:

- vegetative note added

Mr. Dollard asked that Sweden Hill Drive be corrected to Sweden Hill Road on the plans.

County comments:

- detail erosion control added
- address properties within 500 ft. of agricultural land
- obtain DOT highway permit

Mr. Monno questioned the elevation of the house. He suggested raising it. Also, it would be nice to see finished contours. Mr. Schmieder doesn't recommend changing the house elevation. He added that drainage goes to the roadside ditch. Mr. Schmieder stated the basement dirt would be spread out so that the elevation will blend between the two neighboring houses.

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

WHEREAS, the Town of Sweden Planning Board has received an application from James Northrup for approval of a one-lot subdivision and site plan for property located at 7302 Fourth Section Road; and

WHEREAS, the Town of Sweden Planning Board held a public hearing on January 11, 2010, 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, Fire Marshal, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED the Planning Board determines that the 7302 Fourth Section Road Subdivision and 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 subdivision be granted preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the final hearing be waived and the 7302 Fourth Section Subdivision and Site Plan be granted final approval contingent upon receiving Monroe County Department of Health approval, addition of the Agricultural Data Statement, deletion of the Town driveway detail, all required signatures, and the Chairman be authorized to sign.

Ayes – 7

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

Planning Board Secretary