

**TOWN OF SWEDEN  
Planning Board Minutes**

**January 12, 2004**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 12, 2004, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Matthew Minor, Arnold Monno, Edward Williams

Absent: Craig McAllister

Also present: Jerry Foster-Environmental Conservation Board, Alan Bader, Building Inspector, Charles Sanford, Fire Marshal, Al Spaziano, Adam Walters, Harry and Deanna Shifton

The meeting was called to order at 7:00 p.m. by Acting Chairman Hale.

Acting Chairman Hale notified Board Members that the Town Board had appointed Craig McAllister as Chairman for 2004.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that the Planning Board Rules and Procedures will be continued.

Ayes – 6

Moved by Mr. Williams, seconded by Mr. Minor, that the regular meetings for 2004 will be held on the second and fourth Monday of each month.

Ayes – 6

Correspondence passed to members for review.

Moved by Mrs. Bahr, seconded by Mr. Monno, that the minutes of December 22, 2003 be approved as amended:

- 1<sup>st</sup> page, Mascari Resubdivision. 2025 Colby Road **should be** 2025 Colby Street
- 2<sup>nd</sup> page, 1<sup>st</sup> paragraph, 2<sup>nd</sup> sentence, **remove** the apostrophe from Salmon's

Ayes – 6

Acting Chairman Hale asked the other members if the Planning Board should publish in the Brockport Post a statement retracting the written comment that the Planning Board **approved** Wal-Mart's DEIS when, in fact, the Planning Board **accepted** Wal-Mart's DEIS as complete enough for review. Acting Chairman Hale will see what can be done with the local press before the public hearing on February 9, 2004.

**Chapman Meadows**

Mr. Adam Walters – Phillips Lytle, LLP, began by thanking the Board for welcoming this (new) project back. As many of you know, a lot of time was spent on the Crystal Ridge Project which was a much larger proposed project. After extensive review and comments from the Planning Board on the FEIS, the project was reanalyzed and a conclusion was made. Based on the current situation, it is not feasible to do the entire parcel mainly because of the proposed 531 extension which may or may not ever happen. The preferred declared R.O.W. for Rt. 531 goes right through the entire property. County and State DOT and the Regional Transportation Committee all submitted extensive comments strongly urging the Board not to approve anything that would allow development in the proposed R.O.W.

Mr. Walters continued that it was decided to start over with some minor changes to the team and with a new project much smaller in scale. Mr. Bryan Powers - Sear Brown, the main engineer for this project, will explain the proposed project to the Board.

Mr. Al Spaziano, applicant, wanted to say a few words first. Mr. Eugene Jason from Amherst, New York is now part of the project. Mr. Jason owns a company called Properties Unlimited which owns 600 properties. Mr. Jason is going to help with the financing of this project. Mr. Jason currently owns half of the project and is very much committed to its success. This is a major change from the last project. Mr. Jason has letters of credit and commitments from M&T Bank and First Niagara Bank. There are no apartments being proposed this time and there is a great diversity to the project, including single family homes, town houses and patio homes being built.

Mr. Powers reacquainted the Board with the property by stating it runs south of Rt. 31, between Redman Road to the west and Rt. 19 to the east. White Road is south of the property. The property is currently zoned R1-2 with sanitary sewer available nearby. As Mr. Walters mentioned, the project's focus is south of the proposed Rt. 531 and consists of approximately 115 acres. Mr. Powers explained the project will be a proposed application under Town Law 278. Under R1-2S zoning, the applicant is allowed a traditional plan consisting of 256 single family lots with a minimum size of 15,000 sq. ft., minimum lot width of 100 ft. and minimum road frontage of 60 ft. Town Law 278 allows the Planning Board to permit smaller lots and more open space.

The development of a 278 plan has the benefit of a reduction of dedicated roadway; less infrastructure for the Town to maintain. The breakdown of the plan includes 86 single family size lots, 53 patio home lots and 117 town house units in the central part of the development. Each lot/home will be serviced with sanitary sewer and a dedicated water main extended from Rt. 19. Storm water will be controlled through the use of storm water management facilities. Storm water will drain to these facilities and then be mitigated for quantity as well as quality.

Mr. Powers stated that he and/or the development team would be happy to answer any questions the Board might have at this time.

Mrs. Bahr wanted to confirm where the project would begin. Mr. Powers stated Redman Road which would give the project the greatest diversity of product to offer first. Mr. Powers stated each town house will have a two car garage and a driveway wide enough to park two cars in front. Off-street parking has not been detailed at this time, but will be submitted with the formal application.

Mr. Williams asked where the public water would originate. Mr. Powers stated water would come off of Rt. 19 first and run parallel with the sewer.

Mrs. Bahr stated the project starts at Redman Road, but the water will come from Rt. 19. Mr. Hale inquired if Mr. Powers was aware of a water pressure problem at that elevation. Mr. Powers stated he was aware of that and will be prepared to analyze and study the water issue both for residential use and fire protection. Mr. Oberst stated there are a couple of water mains off of Rt. 19 and one is a high pressure zone which potentially could be tapped into.

Mr. Walters commented that the gray and white areas north of the proposed development are owned by a new company, C.R. Group, LLC. Mr. Walters also added that this Planning Board should not be approving any development in the R.O.W.

Mr. Powers added that one other benefit of doing a cluster project besides the diversity of housing is providing more open space or public areas in the development. The remaining open space by the town houses, which is owned by the homeowner's association, provides a greater area between buildings. The town houses will also have restrictions on sheds.

Mr. Hale commented that an improvement over the first project is that there are fewer long-term straight roads except for the one coming in from Rt. 19. The development team should think of a reconfiguration for this road. Mr. Bader suggested putting a stop sign at the loop and Mrs. Bahr stated without a controlling authority in the development, a stop sign wouldn't be enough to deter speeding. Mr. Powers stated that one idea that has worked before is to put a physical barrier such as an island in place of a stop sign.

Mrs. Bahr stated that the project would start with a mix of different types of homes in Phase I; such as, 117 town houses, approx. 40 patio homes and approx. 60 single family homes.

Mr. Minor asked if the proposed sewer service coming in from the north to the south was all via gravity. Discussion took place regarding the sewer service proposed in the former project and this one.

Mr. Harry Shifton raised the question as to how many units would be using the one entrance/exit at Redman Road. From the figures above, approximately 220 units. Mr. Walters indicated there will be a traffic study done which will indicate at what point a second entrance/exit is required. If there is a safety issue, when the water is brought in from Rt. 19, the road can be stoned so that emergency vehicles will be able to enter the development. Mr. Sanford stated if an emergency vehicle enters off of Redman Road into the development and not Rt. 19, you would be decreasing fire safety by at least 15 minutes.

Mrs. Bahr wondered what type of timeline is reasonable for Mr. Spaziano to wait and see if the 531 extension is developed. Mr. Spaziano stated three to four years. Mrs. Bahr thought it would be a good idea to see a concept plan that will show what may be proposed for the remaining C.R. Group property because three years isn't that far away. Mr. Walters also stated one of reasons the plans do not include any further development north of the project is to see what the market demand is like for this proposal first. As the new partner, C.R. Group would incur additional planning expense for Mr. Spaziano's proposal. Mrs. Bahr indicated that an informational overlay would be acceptable.

Mr. Hale commented on the subject of market demand. This project, the Northview Project and possibly the Baltz property will create many lots so to proceed with the development in smaller phases and see what the market will allow is a good idea. Mrs. Bahr would like to see a proportionate development west to east. Mr. Hale suggested a breakdown of sections for Phase I when the formal application is submitted. This was agreed to by the Mr. Spaziano.

Mrs. Bahr asked about the curve on Redman Road entrance and it was stated that the entrance located on the curve maximizes sight distance. Discussion took place regarding the R.O.W. at the Redman Road entrance.

Mr. Minor inquired if the general storm water runoff is to the northwest. Mr. Powers stated the major focus of storm water goes into the wetland which drains to the north.

Mr. Sanford commented that as the fire marshal he has a serious concern at the amount of time it will take a fire truck to get into the development if a service road isn't built off of Rt. 19. The service road might just save a life and/or property. The project will have to be done in phases and it will have to be determined when is the right time to put in a service road.

Mr. Walters commented that the next step is for Sear Brown to put together a much more detailed formal application and an explanation of the cluster development process. Also, all of the relevant information from Crystal Ridge's environmental study needs to be reviewed. A new traffic study as well as water and sewer plans must be completed. To put all the information into a single document it will take approximately 60 to 90 days to prepare.

Mr. Minor asked if there is a proposed lighting district for this project. Mr. Spaziano commented that single family homes will have street lights and the town houses will have lighting as per the homeowner's association.

Acting Chairman Hale asked if there were any other items to be addressed by the Board.

**Harrison Root Subdivision & Site Plan.** Root Road. 099.04-2-9.15

The Planning Board Secretary was asked by Engineer Fitzgerald to have the mylar resigned by the Chairman due to the time limit of the first signature expiring before filing with Monroe County.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Acting Chairman be authorized to update the signature on the mylar for the Harrison-Root Subdivision.

Ayes – 5  
Abstain – Mr. Minor

Mr. Monno was pleased with the hearing aid equipment used at tonight's meeting, but could only hear what was being said by the person wearing the microphone. It was suggested that if there were several microphones available on the table or the possibility of having overhead microphones installed, Mr. Monno would be able to hear all comments.

Moved by Mr. Minor, seconded by Mr. Williams, that the meeting be adjourned.

Ayes – 6