

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**October 2, 2006**

A continued workshop of the Town of Sweden Planning Board was reconvened on Monday, October 2, 2006, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister

Absent: Matthew Minor, Arnold Monno, Edward Williams

Also present: James Oberst, MRB, Kris Schultz, Jack Hassall

**Highlands at Brandonwood Senior Development. Transit Way Ext/Talamora Trl. 084.01-1-14.113**

Chairman McAllister complimented Mr. Hale on the good job he had done preparing a draft advisory report for the above incentive zoning application. Mr. Hale stated that he received four pages of workshop discussion from the Clerk that needed to be boiled down into a list of positive and negative aspects.

The Clerk stated that Attorney Ortenberg would not be attending tonight's meeting due to illness, but offered his assistance in reviewing any changes made as a result of this workshop.

The Board reviewed Mr. Hale's draft advisory report for additions and/or deletions. Mr. Oberst asked if the 10 plus acres mentioned in #1 includes the ponds. Mr. Hassall stated the ponds are included in the commercial development. Mr. Schultz indicated that the ponds would be dedicated to the Town. Mr. Oberst suggested it be clarified in the report that the ponds are not included.

Mr. Oberst pointed out that the commercial development provides a nice buffer for the senior development. The seniors will be able to walk to neighborhood businesses, as well as the new Wal-Mart SC. This project has a better transitional type of housing. Mr. Hassall wondered if that same transitional effect also applies to the commercial development, Wal-Mart SC to smaller-type businesses to the senior development. Chairman McAllister agreed with that concept.

Chairman McAllister asked if there were any other changes. Mr. Hale suggested that page 2, adverse effects, should be broken up into two separate points. Mr. Hale wondered what type of progress has been made regarding defining parameters for low volume businesses. Attorney Ortenberg stated at the last workshop that parameters should be defined upfront so that potential customers would know what they're dealing with.

Chairman McAllister stated that Attorney Ortenberg did a very good job summarizing what the Board's concerns were regarding low volume businesses and the need for special review controls when businesses change. The parcel will be under incentive zoning, but B-1 criteria will be used.

Mr. Hale will make some additional changes and forward to the Clerk for distribution to the Planning Board, Town Engineer, and Attorney Ortenberg. The Board is still well within the 45-day time limit in preparing the advisory report, and will make a motion for a consensus of the advisory report at the next meeting on October 23 at 7 p.m.

The meeting was adjourned by motion at 7:50 p.m.

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**Planning Board Secretary**