

**TOWN OF SWEDEN
Planning Board Minutes
October 22, 2018**

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 22, 2018, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: David Hale, Craig McAllister, Matthew Minor, Arnie Monno, David Strabel.

Absent: Richard Dollard; Wayne Rickman; Nat O. Lester, III, Planning Board Counsel – Excused.

Also present: James Oberst, P.E., MRB; Robert Fitzgerald; Joshua Saxton; Tim Harris; Roger Brandt; Ernest Hayward.

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. Monno, seconded by Mr. Hale, that the minutes of September 24, 2018, be approved.

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

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

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

The Public Hearing began at 7:03 p.m.

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

**Frances Apartments I Amended Site Plan. 200 Owens Road. 084.01-1-19.144.
Frances Apartments II-2 Lots Subdivision and Site Plan. Owens Road. 084.01-1-19.143, 19.11.**

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 – Absent
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Absent
Mr. Strabel – Aye

Public Hearing ended at 7:04 p.m.

Harrison-Root Amended Site Plan. 90 Root Road. 099.04-2-9.15.

Mr. Robert Fitzgerald addressed the Board. His client would like to build a 30 ft. by 60 ft. garage for storage, and for renovating an old car instead of the approved single-family home. The proposed driveway, well and septic are at the same location, except the septic is a little smaller based on a two-bedroom size. He is proposing a small bathroom and sink. The amended site plan shows a decrease in elevation of 4 ft. due to higher bedrock. Less fill will be required.

Mr. Strabel asked if the applicant had any intention of building a home someday. Mr. Fitzgerald stated no and that he had asked his client to really think about it since the plan was being updated.

Chairman McAllister explained it seems a little odd that a septic system is being installed instead of a holding tank or outhouse with no one living there. Mr. Fitzgerald stated MCDOH will be reviewing the amended site plan and holding tanks are not an approved option anymore.

Mr. Oberst confirmed with Mr. Fitzgerald that the septic will be in the same location.

For the record, Mr. Strabel stressed that the property is zoned residential and businesses are not permitted, i.e., a repair garage. Mr. Fitzgerald stated similar questions were asked prior to agreeing to amend the site plan.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Harrison-Root Amended Site Plan be accepted for review.

Mr. Minor requested all setbacks be shown on the amended site plan. Mr. Fitzgerald agreed.

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

The public hearing will be November 19, 2018.

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

Mr. Tim Harris addressed the Board. He explained the applicant is proposing a small 11 ½ ft. by 8 ft. addition to the existing community building to provide additional washers and dryers that will service the proposed Frances II new apartments. A new sanitary lateral will be provided to that portion of the building.

MRB Comments – Mr. Harris will address all comments.

Chairman McAllister asked Mr. Oberst for a status. He was good with the changes just need a final plan showing they were made.

Shading of the existing shed will be modified and shown on the plan.

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

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of the Frances Apartments I Subdivision, located at 200 Owens Road, which was accepted for review on September 10, 2018, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on October 22, 2018, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and comments of the Town Engineer, and Building Inspector/Stormwater Manager,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Frances Apartments I 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 Frances Apartments I Amended Site Plan be approved contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

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

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

Mr. Tim Harris addressed the Board. He introduced Mr. Ernie Hayward, Lifetime Assistance, Roger Brandt, Rochester's Cornerstone Group and Josh Saxton from Passero Associates.

The project was introduced a couple weeks ago and since then comments have been received from the Town Engineer, which have been addressed in letter format. Comments from Monroe County Water, Pure Waters and DOH have been addressed, and they are ready to sign the plans. Fire Marshal, Highway Superintendent, Building Inspector/Stormwater Manager and Monroe County Planning and Development have also received written responses to their review comments with no red flags.

On a separate note, approval of the rezoning request for the northern parcel, 2.6 acres, is before the Town Board tomorrow night.

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Worth noting from the last meeting is that sidewalks will be connected from Lowe's along the front of all apartment properties. Also, trees will be kept to the greatest extent possible within the limits of clearing and the access to the site.

The Board discussed granting contingency approvals, but agreed rezoning approval should be granted first along with SEQR approval, then subdivision and site plan approvals.

Mr. Harris would be happy to answer any questions the Board may have at this time.

Mr. Strabel discussed the Fire Marshal's recommendation to open the existing emergency gate to all. Mr. Harris responded that change has already been noted on the revised plan and in the notes below. Mr. Strabel is in favor of opening the secondary access.

MRB's Comments

1. Based on the information received to date, the Town Board has begun the coordinated review under SEQR of the Rezoning Application for the above referenced project and will make the determination of significance for the environmental record.

Response: We anticipate a negative declaration and Re-zone vote by the town board at their October 23rd meeting.

2. Due to the project location and potential impact to Federal Wetlands which were identified near the project site, a Wetland Delineation Report has been provided. Coordination with Army Corps of Engineers (ACOE) is suggested and permitting may be required.

Response: We are avoiding all wetland disturbances; therefore, a permit is not required.

3. The project is not located within an Archeological Sensitive Area therefore, does not require additional coordination and approval from State Historic Preservation Office (SHPO).

Response: Noted.

4. According to the Traffic Analysis provided by Passero Associates within their SEQRA Report Dated September 2018, it was stated that the trips generated by the proposed project in peak hours is less than the 100-trip threshold required by NYSDOT to conduct a full traffic study.

Response: Noted.

Subdivision Plat

5. A legal means of access should be shown for all proposed lots since they are separate parcels. An access easement or agreement should be provided for both lots of Frances Apartments II.

Response: A access easement for both parcels' has been shown on the plans. A new sheet titled "Overall Site Plan" has been added to the drawing set which details all the easements for the two parcels, as well as any existing easements from phase I.

6. Easement maps and legal descriptions for all proposed easements will be required to be provided for review and approval prior to final plan approval being granted.

Response: All easement maps will be provided prior to final approval.

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7. The surveyor certification statement on both plats needs to be signed prior to final approvals. Also, one of the dates listed in this certification statement appears to be in error (reference to 2015). Please adjust as necessary.

Response: Surveyor certification will be provided prior to final approval.

Site Plan and General Comments

8. The letter of intent indicates that building elevations were provided, however we have not received a copy.

Response: Building elevations will be provided via email.

9. Please clarify how the proposed minimum building separation was calculated/determined. Also, include the lot areas in the data table.

Response: Building separation requirements were based on town code §175-41 Permitted Principal uses item 6, which states that building separation must be at least the average heights of the proposed buildings. The average building height for the north and south lots is 26.5, and the average spacing is 35' and 31.7' respectively.

10. Multiple leaders and notes on the left side of the plan extend outside of the visible area. Please ensure that all leader notes shown are fully visible.

Response: Leaders have been corrected to show up on the sheet.

11. Snow storage areas should be indicated on the plans.

Response: Snow storage is now shown on the site plan.

12. As sidewalk widths vary between 4' and 7' throughout the site, dimensions should be provided for all sidewalk segments.

Response: All sidewalk dimensions are now shown on the plans.

13. Are any ADA compliant apartment units being provided? If so, their location(s) should be indicated on the plan and the specific entrance to each ADA unit should be clearly identified.

Response: ADA compliant apartments are shown on the plan (international accessibility symbol distinguishes these apartments). All sidewalks in the parking lot areas will meet ADA standards.

14. Please provide confirmation that there is adequate vehicle turning movements and accessibility for emergency vehicles on site. Please also review the accessibility of the south lot dumpster with respect to disposal vehicle turning movements based on the dumpster's proposed location.

Response: Turn analysis for emergency vehicles as well as the south lot dumpster access will be provided.

15. The Town Fire Marshal and Code Enforcement Officer should be satisfied that emergency access is adequate and meets NYS Building and Fire Code requirements.

Response: We have addressed all fire marshal comments.

16. Multiple buildings share the same building number. Each building should be labeled with a unique number. Also, the number of stories should be included in the label.

Response: The number of stories now shown for the buildings on the site plan, and the building numbers will be provided when available. Lifetime Way will remain for all road names with signage for the different buildings.

17. Regarding the proposed sidewalk running parallel to Owens Road, is this sidewalk to be dedicated to the Town? If so, a sidewalk easement should be provided and the intent to dedicate should be noted on the plans.

Response: A sidewalk easement map will be provided to the Town for the proposed sidewalk.

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18. Are any building structures proposed for the area labeled “tot lot” or will this only consist of playground equipment?

Response: The tot-lot area will only consist of playground equipment, as well as a fence surrounding the area.

19. The label for the existing tributary centerline should include additional identifying information such as what water body it is tributary to.

Response: The tributary label has been updated with the contributing water body.

20. A detail should be provided for the proposed chain link fencing. All gate locations should be shown on the plans.

Response: A detail will be provided on the detail sheets and the fence gate is now shown on the plans.

Utility Plan

21. The applicant shall coordinate with the Monroe County Water Authority (MCWA) and Monroe County Department of Health (MCDOH) regarding the proposed water service improvements and the required location and approval of the master meter and RPZ. All correspondences with MCWA and MCDOH should be forwarded to the Town Planning Board.

Response: The MCWA and MCDOH have reviewed the plans and have provided comments, which have been addressed. Both agencies are ready to sign off on plans. Each new parcel will have its own public water and sanitary sewer connections.

22. A detail will need to be provided for the manholes proposed to be constructed over the existing Town sanitary sewer along Owens Road.

Response: Details will be provided for the manholes being proposed on the existing sanitary line as Owens Road.

23. The assumed invert for SS-1 is much lower than the inverts for the upstream and downstream manholes shown. Please review and revise accordingly.

Response: The SS-1 manhole inverts have been revised.

24. The rim elevation is lower than the inverts for the southernmost existing manhole of the south lot. The label also obscures another label. Please review and revise accordingly.

Response: The SS-1 manhole rim elevation has been updated and the label has been moved.

25. The sanitary sewer connection for the south lot appears to be in conflict with an existing hydrant. The sanitary sewer connection should be adjusted to provide the required horizontal separation of 10’.

Response: The connection has been revised.

26. A section of storm sewer in the north lot (adjacent to Building 4) does not meet the required 10’ separation from the proposed watermain. The line type also shows this proposed storm sewer as existing. Please review and revise accordingly.

Response: The sanitary and water main lines have been revised.

27. The easternmost building laterals for the north and south lots are connected to manholes. We recommend considering a wye connection to the pipe downstream of the manhole for ease of manhole bench construction and to keep these end manholes clean for future access and maintenance. Should the manhole connections be retained as shown, the inverts of the laterals entering should be labeled.

Response: A wye connection is now shown for the eastern most buildings in both north and south lots.

28. Per Section D1 03.1 of the NYS Fire Code, where a fire hydrant is located on a fire access road, the minimum road width should be 26 feet. This should be taken into consideration and discussed with the Town Fire Marshal. **Response: We have coordinated with the Fire Marshal and revised road widths to meet his requirements.**

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29. Please note on the plans those portions of the sanitary sewer, if any, that are proposed to be dedicated to the Town.
Response: Per the highway superintendent only the portion of sewer in the right-of-way will be dedicated.
30. The sanitary crossing of Owens Road is to be coordinated with the Town Highway Superintendent for specific locations, details and approvals.
Response: We have received Highway superintendent comments and have addressed them.
31. The size and material of all proposed water services should be noted on the plans.
Response: Size and material of all water services are now shown on the utility plan.
32. In both the north and south lots there is a fairly long segment of pipe leading to hydrants beyond the furthest water service taps. Water could become stagnant in these sections of pipe. Consider altering the configuration to improve conditions.
Response: Hydrant locations have been adjusted per the Fire Marshals' comments.
33. Existing hydrants on the middle parcel nearest the north and south lots should be shown.
Response: The existing hydrants will be shown on the overall site plan.
34. The hydrant flow test should be added to the utility plan.
Response: Hydrant flow data has been added to the utility plan.
35. Are fire sprinkler systems proposed? If so, this should be indicated on the plans and in the engineering report.
Response: There are sprinklers proposed and we will revise plans and reports accordingly to reflect this.
36. Sanitary notes should indicate that all testing shall be witnessed by the Town. Additionally, the plans should note the Town will require that all dedicated sanitary and storm sewer be televised.
Response: The standard sanitary note (number 5) and Public water service line notes (number 3) have been revised.

Grading Plan

37. A construction staging area for equipment storage, materials and vehicle parking should be identified on the erosion control plans.
Response: Construction/staging areas are going to be the proposed parking lots.
38. The proposed silt fence locations should be provided with j-hooked ends.
Response: All silt fence lines now have j-hooked ends.
39. The stabilized construction entrances should be a minimum of 50' long.
Response: Construction entrances are now 50' long.
40. All slopes 3:1 or greater are to be stabilized with steep slope seed mix and an erosion blanket is to be applied. These areas are to be identified on the plans.
Response: Areas in which there are 3:1 slopes have been called out on the plans to be stabilized with steep slope seed mix and erosion blankets.
41. The construction sequence should be revised to include the detailed steps for installation of proposed stormwater management area, along with sequencing information for non-storm utilities, buildings, and roadways.
Response: The construction sequence has been updated with more detail regarding the stormwater management area, utilities, buildings and roadways.
42. The boundary of the proposed limits of disturbance should be clearly depicted on the plans.
Response: The boundary of disturbance is now shown on the plans.

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43. The total acreage anticipated to be disturbed at one time should be clarified on the plans. Written permission from the Town of Sweden (MS4) is required if it is anticipated to disturb more than 5 acres.

Response: The acreage to be disturbed is clarified on the plans. Also, a 5-acre waiver letter has been included in the SWPPP.

44. The topsoil stockpile on the northern lot should be moved outside of steep slope areas.

Response: The northern topsoil pile has been moved.

45. Additional topo information should be provided for the northern border of the northern lot.

Response: Topography information will be added to the north portion of the north lot.

46. A contour line appears to be mislabeled as 548 in the northern SWMF forebay.

Response: The contour label has been revised.

47. The SWPPP references uses of dry swales and bioretention areas. We see only one area that could be a bioretention facility, however it is not labeled as such. There are no dry swale areas indicated on the plans. All stormwater practices should be labeled on the plans. The extents of all swales should be clearly indicated.

Response: The SWPPP and plans have been updated to match each other.

48. Temporary check dams should be utilized in all proposed swales.

Response: Check dams are now used in all proposed swales.

49. Design storm and WQv elevations or depths should be indicated on the plans for all stormwater practices.

Response: The WQv elevations are now shown on the grading plan.

50. The silt fence along the north side of the southern lot should be extended further north to provide sufficient coverage of the proposed grading.

Response: The northern silt fence has been extended to the existing tree line that runs along the property boundary. Mr. Strabel recommended measures be taken to avoid a mud bath again should it rain during construction. Mr. Harris stated that the sanitary and water alignments will be doubled, and a temporary access used instead of existing roadway. Mr. Ingraham should be notified accordingly.

51. In the western parking lot of the south lot, spot elevations should be provided at the end of each ADA parking stall or access isle so as to ensure compliance with ADA slope requirements

Response: Spot elevations are now shown at the end of each ADA parking stall.

Lighting & Landscaping Plan and Details

52. What type of lighting is being proposed for the exterior building facades?

Response: The only exterior lights will be above the doorways like existing in Frances I.

53. Are all of the proposed light fixtures IDA {International Dark-Sky Association) approved? A note is to be added to the plans stating that all site lighting will be dark sky compliant and any replacement of lighting will remain dark sky compliant

Response: The residential lantern detail on sheet C200 states that "all site lights shall be dark sky complaint".

54. The dumpster enclosure materials shall match the colors and materials of the principal building on site unless approved otherwise by the Planning Board.

Response: The dumpster enclosure material will match the color and material of the principle buildings on site.

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55. Sidewalk detail should note that concrete shall be 4,000 psi compressive strength minimum, per Town requirements.
Response: The sidewalk detail now states that the sidewalk will be 4,000 psi strength for both private and public sections.
56. Locations for all building mounted lighting, if known, should be shown on the plan and include photometrics. Also, the photometrics should be expanded to include 2 FC and 0.5 FC contours.
Response: The only lights provided will be provided above the doorways. Light spill will only extend just beyond the building walls and sidewalk.
57. Manufacturer cut sheets should be provided for all proposed lighting.
Response: Proposed manufacturer cut sheets will be provided in the Engineers Report.
58. Landscaping and seeding should be shown on the landscaping plan for all stormwater practices in accordance with the NYS Stormwater Management Design Manual (SWMDM).
Response: The seed mix for the stormwater management area is now shown on the landscaping plan.
59. A detail should be provided for the full width sidewalk ramp.
Response: A full width sidewalk ramp detail is now shown.
60. The outlet control structure detail should show the 3" orifice in the section view. Also, each outlet control structure should be provided with its own detail. Said detail should include invert elevations.
Response: The 3" orifice is now shown on the section view of the outlet control structure detail, and there are now 2 separate details for each outlet control structure.
61. The materials should be labeled in the spillway section detail.
Response: Materials are now labeled in the spillway detail.
62. The Owens Road sewer trench detail shall meet with the approval of the Town Highway Superintendent. Minimally, this shall include specifying material for the pipe stone cradle, backfill material, minimum compaction requirements, requiring existing pavement to be saw cut and requiring tack coat along all new pavement seams.
Response: The sewer trench detail has been revised with the required notes and detail.

Engineer's Report

63. Location and elevation of existing water system data should be provided.
Response: The existing water system data is now shown in the Engineer's Report.
64. Since there are separate services the water demands should be broken down and provided for each lot.
Response: Each lot now has its own water service breakdown.
65. Please provide the source of the domestic and fire demand requirements.
Response: Three gallons per bed is calculated by adding the average gpm for faucets and toilets, based on federal regulations. One gallon per bed is used in fire scenarios to be conservative in case there is still demand from other units during a fire scenario. 1000 gpm for fire hydrants is the industry standard for residential uses.
66. The domestic demand and fire demand totals don't seem to equal the multiplication of the numbers provided. Please review and revise accordingly.
Response: The demands have been revised to match the calculations.
67. In Appendix E, on the schematic diagram the piping configuration for the south lot is different than that on the utility plan. Also, pipe segment P-7 should be labeled.
Response: Appendix E and the utility plan now shown in Appendix E.

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68. In Appendix E, only the north lot scenario is included in the calculations. Please provide the south lot as well.
Response: Both north and south scenarios are now shown in Appendix E.
69. Pressure losses should be included somewhere in the analysis tables in Appendix E.
Response: Pressures are shown in Appendix E in the Junction Table.
70. The building floor elevations in the junction table are slightly different than shown on the plans.
Response: Building elevations have been revised in the Junction Table for both scenarios.
71. In the Fire Scenario the pump head of 116.94 feet (about 51 psi) at 1,032 gpm seems high based on the hydrant flow test information that has 50 psi at 700 gpm.
Response: The simulated hydrant flow test has a flow of 1,119 gpm at 50 psi, so the fire scenario is accurate based on the flow test results.

SWPPP

72. The applicant should enter into a Stormwater Maintenance Agreement with the Town of Sweden with regards to the proposed stormwater mitigation areas and green infrastructure practices. The language of the agreement should be forwarded to the Town of Sweden and MRB for review and approval and a copy inserted into the project SWPPP. Also, a maintenance access easement should be provided to the Town for all stormwater practices with this easement shown on the grading plans.
Response: Noted.0
73. Calculations showing WQv and RRv capacity, WQv detention time, and other relevant sizing information and requirements should be provided for all stormwater practices.
Response: WQv and RRv capacity, WQv detention time, and sizing information are now provided in the SWPPP for all stormwater practices.
74. The P value used for WQv and RRv calculations should be 1.0 inches.
Response: The P value is now 1 in the SWPPP.
75. The source(s) used for obtaining design storm values should be noted in the SWPPP.
Response: Design storm values are now provided in the SWPPP.
76. The narratives in the Engineer's Report and SWPPP should include ApA as it is shown to be present on site in the included mapping.
Response: Noted.
77. The SWPPP Reports OnB to a part of the HSG D group, however the provided NRCS soil mapping reports OnB to be HSG B. The SWPPP narrative and calculations should be revised accordingly.
Response: The soil group OnB has been changed from D to B.
78. A section should be added to the SWPPP which discusses the feasibility of green infrastructure and planning practices for use on this site.
Response: Feasibility of green infrastructure has been added to section 4 of the SWPPP.
79. Regarding the provided CPv calculations, we came up with a higher qu and a lower qo/qi. However, even when using the same qu and qo/qi as presented in the calculations, we came up a much larger Vs. Please clarify.
Response: The CPv calculations have been revised.
80. Dry swale of catchment 2 does not appear to meet the minimum length requirement.
Response: The dry swale has been extended to meet minimum length requirements.
81. The underdrains should be shown for all dry swales.
Response: Underdrains are shown for all dry swales.

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82. The NOI should note in the Project/Site Name that this is for a different phase or section of the overall project.

Response: The NOI now states that this is Phase 2 of the Frances Apartments project.

83. The Hydrograph pond stage storage table and outlet conditions for both ponds do not match what is shown on the plans. Please revise accordingly.

Response: The stage storage and outlet conditions in the Hydrograph report match what is shown on the plans.

84. The proposed drainage area mapping information for Proposed Drainage Area 1 does not match what is included in Hydrograph.

Response: Proposed drainage Area 1 and corresponding Hydrograph map match.

Mr. Minor asked, referring back to #2, what is the status of wetlands on the site. Mr. Harris stated, looking at the plan, the federal wetlands have been delineated and will be avoided for this project.

Town of Sweden Fire Marshal Comments

1. Relocate hydrants for better placement with bump outs to 26'. Already discussed with Tim Harris 10/10/18.

Response: Hydrants have been relocated.

2. Want second entrance opened to Owens Road full-time for increased traffic, already discussed with Tim Harris 10/10/18. **Response: There is now a note on the site plan which state that the existing fire access gate will be removed.**

3. What is proposed numbering of building for address and 911. And what are street names going to be if different.

Response: Building numbers will be provided when available.

4. Would like street signs "Lifetime Way" at Owens Road to identify street name.

Response: A street name sign will be added to the plans to signify Lifetime Way.

Town of Sweden Building Inspector/Stormwater Manager Comments

1. USGS Maps show flow to Otis Creek which is a tributary of Brockport Creek.

Response: The plans have been labeled as such and the SWPPP has been revised to include this info.

2. Plans show a dry swale detail – where will dry swales be utilized?

Response: Dry swales will be used before the proposed forebays and deep pools in both lots.

3. A 50-ft. wide Access Easement is show along the north side of the property – does this meet the Town Requirements?

Response: A 50-ft. wide access easement provides ample space for a future 24-foot wide road. The Board discussed and will require the access easement to be 60-foot wide. Mr. Harris agreed.

4. A roadway, dumpster pad, and part of the Stormwater Management Area are shown to be constructed in the 50-ft. wide easement.

Response: The stormwater area and dumpster pad have been moved out of the 50' easement.

5. Appendix A & Appendix L require inspections by Qualified Inspector at intervals of 2 times per week if over 5 acres disturbed and once per week if over 1 acre but less than 5 acres. Section 6.0 states Owner responsible for having monthly inspections performed, Section 6.0 should be revised.

Response: Section 6.0 has been revised.

6. Contractor's Certification in SWPPP should contain spot for SWT#.

Response: The contractors certification lines have been revised.

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7. A SPDES permit will be required.
Response: Once signed, the MS4 form and NOI will be submitted to the DEC.
8. A 5-acre waiver will be required.
Response: The 5-acre waiver letter has been included in appendix S of the SWPPP report.
9. Access & Maintenance Agreement between Owner & Town will have to be in place prior to start of any construction.
Response: Easements over the pond and access to the ponds are now shown on the site plan.
10. The area of disturbance needs to be shown on the plans and also in the SWPPP.
Response: The area of disturbance is shown on the plans and the SWPPP.

Sanitary Sewer Connection/Open Road Cut

1. All sanitary sewer and open road cut permits shall be obtained before work commences. The Town of Sweden Highway Department should be notified before any work is conducted within the right-of-way of Owens Road.
Response: Required permits shall be obtained prior to the commencement of work, and the Town will be informed prior to any work starting.
2. All open cut road crossings should meet the commercial road specifications outlined within the Town of Sweden public works requirement and specification manual, or match to the existing road cross section. Compaction testing will be required during backfill of all open road cuts.
Response: All open cut road crossings should meet the commercial road specifications outlined within the Town of Sweden public works requirement and specification manual.
3. A detail needs to be provided for the manholes that are proposed to be constructed over our existing sanitary sewer main along Owens Road.
Response: Manhole details for the proposed manholes constructed over the existing main will be added.
4. We will only accept dedication of sewer infrastructure within the right-of-way. Sanitary and storm infrastructure outside of the right-of-way will remain private.
Response: Noted.
5. All private and dedicated sanitary sewer infrastructure shall be tested in conformance with section A177-94 within the Town of Sweden public works requirements and specifications manual.
Response: Noted.

Construction Entrance

1. Will any temporary construction entrances be installed for this project or will access be gained through the existing paved entrance of Frances Apartments?
Response: Temporary access is shown in the overall site plan.
2. Commercial entrance curb cut permits must be obtained if any temporary construction entrances are installed. A temporary asphalt driveway apron shall be placed before construction begins. This should be asphalt binder only to prevent construction equipment and/or vehicles from damaging the edge of pavement.
Response: A temporary asphalt apron will be constructed at all construction entrances to ensure that there is no damage to the edge of pavement.

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Sidewalk

1. The proposed sidewalk is off of our right-of-way which means we are not responsible for maintenance or plowing. If we are expected to perform snow removal/maintenance the Town of Sweden will need an easement to do so.

Response: As with the original project, we will place the sidewalk in an easement to the Town.

2. Any sidewalk that will be dedicated should conform to the standards outlined in the Town of Sweden public works requirements and specifications manual.

Response: The sidewalk detail on page 200 has been modified to meet the requirements in the Sweden public works requirements and specifications manual.

ECB Comments – comments addressed.

DRC Comments – standard comments addressed.

Mr. Hale requested he would like to review sometime in the future the Home Occupation Law. He is recommending the following verbiage:

Exempt from these requirements are activities which do not involve the in-person sale on the premises of goods or services, do not have signage, exterior storage of equipment or materials, or a paid employee.

The meeting was adjourned on motion at 9 p.m.

Respectfully submitted,
Phyllis Brudz - Planning Board Clerk