

**TOWN OF SWEDEN
Planning Board Minutes**

October 27, 2003

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 27, 2003, 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, Matthew Minor, Arnold Monno

Absent: Edward Williams

Also present: Jerry Foster and Whitney Autin-Environmental Conservation Board, Jim Oberst-Town Engineer, Alan Bader-Building Inspector, Charles Sanford, Fire Marshal, Supervisor Buddy Lester, Councilwoman Danielle Windus-Cook, Arnold Carmichael, Christopher Karelus, John Bennett, Neal Madden, Vickie Sweet and please see the attached attendance list.

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

Chairman McAllister welcomed Matthew Minor to the team as our new Planning Board Member.

Correspondence passed to members for review.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that the minutes of September 22, 2003 be approved.

Ayes - 5

Breslawski (Lot 2) Site Plan. South side of Whittier Road. 114.02-1-3.22

Engineer Karelus began discussion by describing project location. Mr. Karelus stated parcel is on the south side of Whittier Road, just inside the Town Line Road. This is a simple site plan approval with a modified raised system and private water. Applicant is looking to build on an existing approved vacant lot. There are no outstanding drainage issues to be addressed. Family members live to the east and west of this parcel.

Mr. Karelus addressed DRC comments referring to this parcel containing woodland and as much of this woodland should be preserved when developing site. Also, an Agricultural Data Statement must be completed for this project.

Chairman McAllister asked what was the front setback and Mr. Karelus replied 450 feet. Mr. Monno asked what are the sand bed dimensions? Mr. Karelus stated that the size of the sand bed per number of bedrooms is shown in detail in the Leach Field Parameters section. Mr. Monno stated the sand bed dimension should also be included, and Mr. Karelus stated he would update the plan with that information.

Moved by Mr. Hertweck, seconded by Mr. Monno, that the Breslawski Site Plan be accepted for review.

Ayes – 5

The Public Hearing will be November 24, 2003.

7:10 p.m. - Board Member Hale arrived at meeting.

Yantz Resubdivision. 738 Ladue Road. 113.01-1-21.1

Vickie Sweet began discussion by stating she was representing Lucille Yantz who was present at the meeting. The original parcel (41.8 acres) will be subdivided into three lots as follows:

- Lot 1 is 15.9 acres and will be used for recreation use only
- Lot 2 is 15 acres with existing home and will eventually be sold
- Lot 3 is 17.8 acres (11.4 acres of which will be joined to daughter's parcel, 6.4 acres, formerly Hicks Subdivision)

An electric power line was intentionally left on daughter's parcel for maintenance.

Mr. Hale stated Mrs. Yantz is only creating lots with no new builds planned at this time.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the Yantz Resubdivision be accepted for review.

Ayes – 6

The Public Hearing will be November 24, 2003.

Homa Resubdivision. South side of Campbell Road. 085.01-2-19.111 and 085.01-2-19.12
Engineer Carmichael responded to comments made by Jim Oberst, Town Engineer, in a letter dated October 21, 2003 and questions from Board Members.

- Plans were approved by the Monroe County Water Authority
- Agriculture note was added to General Notes, #17
- Siltation fencing was added instead of straw bales on Sheet 3 of 3
- The most significant modification was the location of the driveway so that it can be converted into a dedicated road at a later time. The width of the road at the R.O.W. is 60 feet with the driveway in the middle and a bubble included. Storm pipe crossing in two places at Station 4 and Station 1 with drainage into existing creek. An easement has been included because the storm pipes are off the lot.
- Lot R2-B will be eliminated when it is subdivided and conversion of the driveway to a dedicated road is completed. The large circle at the curve will eventually be part of a cul de sac with each of the three interior lot's entrance at the dedicated road and each of the two front lot's entrance at Campbell Road.
- Remove straw bales on Sheet 2 of 3
- Mr. Hale commented on item #2, third sentence, regarding the subbase. Mr. Carmichael replied there is a cross-section of the subbase. Mr. Carmichael added there are no catch bases or manholes because drainage is into a creek at this time. Also, Mr. Hale commented on item #7, water service sizing. Mr. Carmichael replied water service data was added on Sheet 3 of 3.

- Mr. Monno asked about the size of the leach field and dimensions of the sand bed. Mr. Carmichael said he would include the size of the sand bed on the plan.
- Chairman McAllister asked if the Site Data, Total Area of Lot, was accurate. Mr. Carmichael replied it was not and he would remove the 2.7 acres from this section.
- Mr. Minor had a question regarding the proposed tap for power. Mr. Carmichael replied power will be taken off one of the many poles available.

Moved by Mr. Hale, seconded by Mr. Hertweck, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, Fire Marshal and the Environmental Conservation Board, the Planning Board determines that the Homa Resubdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Monno, that the Homa Resubdivision be given preliminary approval.

Ayes – 6

Wal-Mart Supercenter DEIS. Bkpt-Spen Road. 084.01-1-14.112, 084.01-1-14.2, 084.01-1-14.12
Attorney Neal Madden addressed the Board Members and stated he was delivering 12 copies of the proposed DEIS. Mr. Madden will deliver one copy of the DEIS to Jerry Goldman, Esq. tomorrow. The remaining 11 copies are for the Town Engineer, seven Board Members, Building Department Clerk and two for public review at the Town Offices and/or Public Library. Mr. Madden referenced SEQR law and stated that the Board has 45 days to make a decision to accept the DEIS for public review. The Scoping Outline, May 2003, was also distributed to aid in reviewing the DEIS.

Mr. Hale inquired if a summary was prepared and Mr. Madden stated an Executive Summary is included in Volume I.

Mr. Madden stated he was looking forward to working with the Board on this project.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the meeting be adjourned at 8:30 p.m.

Ayes – 6

The next scheduled meeting is November 10, 2003.

Planning Board Secretary