

**TOWN OF SWEDEN
Planning Board Minutes
November 14, 2011**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 14, 2011, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale

Also present: James Oberst, Town Engineer, Walter Windus, Building Inspector, Fred Perrine, Highway Superintendent, Kris Schultz, Schultz Associates, A.J. Barea, P.L.S.

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Minor, that the minutes of October 24, 2011, be approved.

Ayes – 5
Abstain – Chairman McAllister

Mr. Minor stated based on his conversation earlier today with Mr. James Bell, Town Attorney, regarding issues arising with the parties involved at closing, he would like to amend the Wegmans Plaza – Medical Office resolutions approved in the October 24, 2011, minutes as follows:

Moved by Mr. Minor, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application from Gallina Development Corporation, for resubdivision approval of Parcel A-R-A of the Wegmans Food Market Subdivision, located at the Wegmans Plaza, 6660 Fourth Section Road, Brockport, New York, and

WHEREAS, the Planning Board held a public hearing on October 24, 2011, and all persons wishing to be heard were heard, and

WHEREAS, on October 24, 2011, the Planning Board determined that Parcel A-R-A of the Wegman Food Market Subdivision is an unlisted action which will not have a significant impact on the environment, and the resubdivision was granted Preliminary approval,

NOW, THEREFORE, BE IT RESOLVED that the final hearing be waived and Parcel A-R-A of the Wegmans Food Market Subdivision be granted final approval contingent upon the Town receiving proof of proper filing of Schedule A – Ingress/Egress Easement and utilities on or before December 15, 2011; otherwise, the Planning Board reserves the right to rescind any and all approvals, all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 6

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of Parcel A-R-A of the Wegmans Food Market Subdivision, located at the Wegmans Plaza, 6660 Fourth Section Road, Brockport, New York, and

WHEREAS, the Planning Board held a public hearing on October 24, 2011, and all persons wishing to be heard were heard, and

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WHEREAS, the Planning Board has reviewed the comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, Highway Superintendent, and Monroe County Planning and Development, and

WHEREAS, on October 24, 2011, the Planning Board determined that Parcel A-R-A of the Wegmans Food Market site plan is an unlisted action which will not have a significant impact on the environment,

NOW, THEREFORE, BE IT RESOLVED, that Parcel A-R-A of the Wegmans Food Market site plan, be approved contingent upon the Town receiving proof of proper filing of Schedule A – Ingress/Egress Easement and utilities on or before December 15, 2011; otherwise, the Planning Board reserves the right to rescind any and all approvals, all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 6

Neumann Acres Resubdivision. 8 & 10 Country View Terrace. 083.01-4-25, 26.1

Mr. A.J. Barea addressed the Board. He explained that this application is a lot combination of Lot 8, 9 and a strip of land proposed for a future entrance to the rear property. There is no proposed construction.

Moved by Mr. Strabel, seconded by Mr. Hertweck, that the Neumann Acres Subdivision be accepted for review.

Ayes – 6

The Public Hearing will be December 12, 2011.

Villas at Brandon Woods Resubdivision – Lot 105. 084.01-1-63

Mr. Kris Schultz addressed the Board. Chairman McAllister stated there are no engineering concerns.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Villas at Brandon Woods – Lot 105 Resubdivision located at 1634 Nathaniel Poole Trail, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived and the Villas at Brandon Woods – Lot 105 Resubdivision be granted final approval contingent upon receiving the signature of the Town Engineer, and the Chairman be authorized to sign the mylar.

Mr. Monno had several questions regarding the process and the house elevation being shown on the resubdivision plan. Mr. Monno was satisfied with the response.

Ayes – 6

Stormwater Management Using Green Infrastructure Presentation – by Paula Smith, Stormwater Coalition of Monroe County

Green Infrastructure for Stormwater Management

Planners and designers are required to use new Green Infrastructure practices on construction projects that need SPDES Permit coverage.

Green Infrastructure has three primary components that mitigate the effects of stormwater runoff from development.

- **Avoiding the Impacts** – Avoid or minimize disturbance by preserving natural features and using conservation design techniques.

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- Reducing the Impacts of development by reducing impervious cover, such as roads and sidewalks.
- Managing the Impacts – by using natural features and runoff reduction practices to slow down runoff and promote infiltration to reduce the runoff.

Why do we need Green Infrastructure? Conventional approaches to stormwater management are not effective at reducing the *volume of stormwater runoff* - found to be a significant source of water pollution.

There are many benefits to Green Infrastructure which include:

- **Mimics Natural Processes**-Green Infrastructure techniques infiltrate runoff close to where it hits the ground. This approach prevents pollutants from being carried to nearby streams and lakes. Once runoff is infiltrated into soils, plants and microbes can naturally filter and break down many common pollutants found in stormwater.
- **Increased Land Values**-A number of case studies suggest that green infrastructure can increase surrounding property values. In Philadelphia, a green retrofit program that converted unsightly abandoned lots into "clean & green" landscapes resulted in economic impacts that exceeded expectations. Vacant land improvements led to an increase in surrounding housing values by as much as 30%. This translated to a \$4 million gain in property values through tree plantings and a \$12 million gain through lot improvements
- **Reduction of the Size of Stormwater Management Ponds**-Since Green Infrastructure reduces stormwater runoff volumes and reduces peak flows, stormwater ponds may take up less land area.
- **Air Quality Improvements**- Trees and vegetation absorb certain pollutants, are a carbon sink, and produce oxygen. By incorporating more trees and vegetation in urban landscapes, Green Infrastructure can improve air quality.
- **Cooling Effect**-Trees and plants can cool the air. Urban heat islands form as cities replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat. By providing increased amounts of urban green space and vegetation, green infrastructure can help cool down urban areas.
- **Aesthetics/Wildlife**- Green Infrastructure such as greenways, open space, urban forests, wetlands, and vegetated landscapes are aesthetically pleasing, and can create increased recreational space and wildlife habitat.
- **Human Health**-A number of studies suggest that vegetation and green space, which are two key components of green infrastructure, can have a positive impact on human health. Recent research has linked the presence of trees, plants, and green space to reduced levels of inner-city crime and violence, a stronger sense of community, improved academic performance, and even reductions in the symptoms associated with attention deficit and hyperactivity disorders.
- **Save Money**-Green Infrastructure can eliminate or reduce stormwater ponds, reduce building costs and maintenance, eliminate or reduce pipes, and/or reduce stormwater or Combined Sewer Overflow (CSO) storage. It can also reduce other hard infrastructure like: pavement, sidewalk, stormwater treatment devices, and avoid land purchases for ponds.

There are some potential obstacles to Green Infrastructure which include:

- **Existing Local Codes** – Many local codes currently discourage Green Infrastructure.

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- **Maintenance-**It is important to remember that all stormwater management systems require maintenance. The important difference is that maintenance of some green infrastructure practices are often very simple and low cost. The most important green infrastructure principle is careful site design which can actually reduce the amount of maintenance tasks necessary.
- **Enforcement-** It is critical for public works departments to have the funding they need to maintain the function of municipal stormwater facilities and enforce stormwater regulations.
- **Education-**Communities need to invest in training opportunities for public works employees and homeowners to demonstrate projects on municipal property to raise awareness and adoption of these techniques.
- **Soil Types-**Some Green Infrastructure practices require well-drained soil to work but since only small rain events need to be soaked into the ground, almost all soil types will provide some level of water quality benefit.

References

- **The Stormwater Coalition of Monroe County** www.monroecounty.gov/eh-stormwater.php
 - **Monroe County Soil and Water Conservation District** www.monroecountyswcd.org
 - **United States Department of Environmental Protection Rule Making Listening Session:** www.epa.gov/npdes/pubs/sw_rule_listening_sessions_presentation.pdf
 - **United States Department of Environmental Protection Urban Stormwater Management in the United States** www.epa.gov/npdes/stormwater
 - **United States Department of Environmental Protection Managing Wet Weather with Green Infrastructure** http://cfpub.epa.gov/npdes/home.cfm?program_id=298
 - **NYS-DEC Construction Stormwater Toolbox** <http://www.dec.ny.gov/chemical/8694.html>
- NYS-DEC Stormwater Design Manual** <http://www.dec.ny.gov/chemical/29072.html>

The meeting was adjourned on motion at 8:15 p.m.

Planning Board Clerk