

**TOWN OF SWEDEN  
Planning Board Minutes  
November 23, 2015**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 23, 2015, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Matthew Minor, Arnie Monno, David Strabel.

Absent: Craig McAllister, Wayne Rickman.

Also present: James Oberst, MRB, Nat O. Lester, III, PB Counsel, Jamie Pentland, DDS, Kris Schultz, Schultz Associates, Angelo and Maria Rota.

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of November 9, 2015, be approved.

Ayes – 5

The Board discussed and agreed to cancel the December 28, 2015, meeting as scheduled due to Christmas being the Friday before the meeting.

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

Ayes – 5

Acting Chairman Hale read the notice of public hearing and affidavit of publication.

**Rota Resubdivision and Site Plan - Lots 2A and 2B. Shumway Road. 084.03-1-16.221.**

Mr. Jamie Pentland addressed the Board. He gave a brief overview of the project.

Acting Chairman Hale asked if there were any concerns, questions or comments from the public. There were none.

**Galvano Resubdivision and Amended Site Plan. 6150 Lake Road. 114.01-1-48.**

Mr. Kris Schultz addressed the Board. He gave a brief overview of the project.

Acting Chairman Hale asked if there were any concerns, questions or comments from the public. There were none.

Moved by Mr. Strabel, seconded by Mr. Dollard, to adjourn the public hearing to the regular meeting.

Ayes – 5

**Villas at Brandon Woods Resubdivision – Lots R-108 to R-111. 1640 – 1646 Nathaniel Poole Trail. 084.01-1-60, 59, 58, 57.**

Mr. Kris Schultz addressed the Board. This is the first four unit application for resubdivision approval.

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Moved by Mr. Strabel, seconded by Mr. Dollard, that the Villas at Brandon Woods Resubdivision – Lots R-108, R-109, R-110, R-111 be accepted for review.

Ayes – 5

Mr. Schultz stated that MCDOH has approved and signed the plan. He is requesting preliminary and final approval. The Town Engineer has no concerns with the plan.

Mr. Monno requested the reason for the quick approval, and the original approval date for the subdivision be included in the resolution. The Board agreed that the previous resolution would suffice.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Villas at Brandon Woods – Lots R-108, R-109, R-110, and R-111 located at 1640, 1642, 1644 and 1646 respectively, which were accepted for review on November 9, 2015, and

WHEREAS, the Town of Sweden Planning Board has reviewed the comments from the Town Engineer, and

WHEREAS, the Town of Sweden Planning Board acknowledges that the Town Board, through a consolidated review, completed an environmental review of the Villas at Brandon Woods, Section I, Subdivision and Site Plan, and granted a negative declaration of significant environmental impact on April 24, 2007,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants preliminary approval to the resubdivisions,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, and the Villas at Brandon Woods – Lot R-108, R-109, R-110, and R-111 Resubdivisions be granted final approval, and the Chairman be authorized to sign the mylar.

*Mr. Monno was satisfied with the above resolution.*

Ayes – 5

**Rota Resubdivision and Site Plan - Lots 2A and 2B. Shumway Road. 084.03-1-16.221.**

Mr. Jamie Pentland continued review of the application. Revisions have been made to the plan per the following comments.

**MRB Comments**

1. Site location map has been included on the plan.
2. During the revision of the plan, the area of disturbance was calculated less than an acre. Mr. Oberst asked for the calculations to prove this. If correct, an NOI does not need to be submitted. A SWPPP has already been completed. The Town Engineer would like the EAF corrected to reflect the above so that it matches the plan. Mr. Strabel asked for clarification that if the area of disturbance is less than an acre, a SWPPP does not need to be completed. Mr. Oberst stated that is correct per the Town's requirements. If a SWPPP is completed and filed either way, weekly site visits are still required. Mr. Pentland commented weekly site visits are not required if the project is for residential use.
3. Addressed in #2.
4. C-1, Town Note #3, will be updated to reflect "disturbance activities exceeding 1.0 acre."
5. The low area near the front of the road will remain so that there is a change in elevation for the septic system. The owners are aware that area of the lawn may pond.
6. MCDOH has received the plans. All MCDOH correspondence should be provided to the Town.
7. MCDOT has received the plans for the proposed improvements in the R.O.W. All MCDOT correspondence should be provided to the Town.

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Bldg. Inspector/SW Manager Comments

1. A turnaround has been added to the plans.
2. Disturbance greater than 1 acre requires a SWPPP, which has been prepared. Mr. Oberst stated the SWPPP has been reviewed and there are no comments. Pertaining to the NOI, calculations demonstrating less than 1 acre of disturbance would have to be provided.
3. The concern with the low spot near the front of the road has been addressed above.

Fire Marshal Comments

The driveway has been shifted farther to the west to make room for a turnaround per the Fire Marshal's request.

DRC Comments

1. Plans have been submitted to MCDOH for review.
2. Monumentation has been checked.
3. Payment due if there are monuments.
4. County utilities will be bored across the highway, i.e., water. Gas line has been extended from applicant's property to proposed development. A note should be added to the plan, as well as an as-built note.  
Mr. Minor asked that the side setback for the septic system be shown on the plan. The front setback is shown on the plan as 254 ft.

Moved by Mr. Strabel, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision and site plan approval of the Rota Subdivision-Lots 2A and 2B, located on Shumway Road, which was accepted for review on October 26, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on November 23, 2015, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, Ag Data Statement, comments of Town Engineer, Fire Marshal, Building Inspector/Stormwater Manager, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Rota Resubdivision-Lots 2A and 2B and Site Plan are unlisted actions which will not have a significant impact on the environment, and grants the resubdivision preliminary approval.

Ayes – 5

**Galvano Resubdivision and Amended Site Plan. 6150 Lake Road. 114.01-1-48.**

Mr. Kris Schultz continued review of this application.

MRB Comments

1. The SWPPP has been completed and submitted for review.
2. The Fire Marshal should review the proposed driveway for sufficient passing of emergency vehicles.
3. MCDOH has reviewed the plans and is ready to sign.
4. NYSDOT permit is required for the driveway. Done.

Fire Marshal Comments – No issues or concerns.

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Bldg. Inspector/SW Manager Comments

1. The original submission did not include the 3<sup>rd</sup> sheet, which is now included.
2. The SWPPP has been addressed above.

DRC Comments

1. DEC and ACOE wetlands have been mapped. The project is several hundred feet from the wetlands with no concern for permits.
2. The Notice of Project Near Farm Operations has been added to the plan.
3. Remaining comments have been addressed.

Mr. Monno was surprised that rock was not found during the deep hole test. Mr. Schultz stated the new septic location is a raised bed system where the original proposed septic was an in-ground system. Because of this, the lot line was modified from 200 ft. to 260 ft. at the front of the house.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision and amended site plan approval of the Galvano Subdivision, located at 6150 Lake Road, which was accepted for review on October 26, 2015, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on November 23, 2015, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, Ag Data Statement, comments of Town Engineer, Fire Marshal, Building Inspector/Stormwater Manager, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Galvano Resubdivision and Amended Site Plan are unlisted actions which will not have a significant impact on the environment, and grants the resubdivision preliminary approval.

*Mr. Monno questioned if there is a problem with the separation distance between the septic and the well because the well is downhill from the septic. Mr. Schultz stated the separation distance is well in excess of 100 ft. and MCDOH has reviewed and approved the design. The house will serve as a barrier between the septic and the well.*

Ayes – 5

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

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**Planning Board Clerk**