

**TOWN OF SWEDEN
Planning Board Minutes
November 28, 2016**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 28, 2016, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Arnie Monno, Wayne Rickman, David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; Kris Schultz, Schultz Associates; Richard Maier, Maier Land Surveying; Terry and Cheryl Cooley; Lou Giardino.

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. Dollard, that the minutes of November 14, 2016, be approved.

Ayes – 7

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

Ayes – 7

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

Senior's Choice Cottages at Heritage Square. Subdivision and Site Plan. Isla Way. 068.03-1-18.11(part of)

Mr. Kris Schultz addressed the Board. A 24-unit townhouse project is proposed west of the Senior's Choice development, which is currently under construction. It will consist of a variety of unit styles, anywhere from two to five units in a building, including a clubhouse and swimming pool. Architectural style will be similar to the apartments and the Brockport College Suites. The whole north side of the development will tie in together nicely.

The project will have all standard utilities and a new stormwater detention facility. The existing wetlands will remain intact. The site will be serviced with private roadways, not dedicated. The anticipated construction start date is spring 2017. Architectural drawings of the units were submitted for review.

Chairman McAllister asked if anyone present had any comments, questions or concerns.

Terry Cooley, 8023 West Canal Road – Mr. Cooley asked if the units will be sold or rented. The answer was rented. Mr. Giardino added that the price is reasonable at \$1.50 per sq. ft. or market rate.

Mr. Giardino stated the units are very nice, sharing the same amenities as the apartments, i.e., pool, spa, restaurant, etc. He added that the development is designed for a younger market, providing options as they age, while staying in the same community.

Cheryl Cooley, 8023 West Canal Road – Mrs. Cooley asked if there will be any proposed changes in the future to the entrance of the development.

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Chairman McAllister hopes so, but it is controlled by MCDOT. Mr. Schultz added that there has to be a certain amount of traffic to warrant any changes, such as, a signal, roundabout, or pedestrian walkway. The project must meet a certain threshold, which will not be met with the construction of the cottages. Mr. Giardino explained that even though it wasn't the developer's responsibility, efforts have been made to provide better sight visibility for incoming and outgoing traffic by removing trees and landscaping the area.

Bader Subdivision – 2 Lots. 5440 Brockport-Spencerport Road/361 Campbell Road.085.01-2-28.1/10.

Mr. Richard Maier addressed the Board. Mark and Tracy Westcott are buying a small piece of property from the Baders, who reside at Brockport-Spencerport Road, to add to the rear of their lot on Campbell Road. No development is proposed. The wetlands have been shown on the plan.

Chairman McAllister asked if there was anyone present with comments, questions or concerns. There were none.

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

Ayes – 7

Bader Subdivision – 2 Lots. 5440 Brockport-Spencerport Road/361 Campbell Road.085.01-2-28.1/10.

Chairman McAllister continued review of this project.

ECB Comments – No adverse environmental impact with this proposed application.

MRB Comments

1. The plans have been updated to show the wetlands, flood zone and classified stream.
2. House numbers have been added to the structures located on Lots 1 and 2.

County Comments – standard comments have been addressed.

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision approval of the Bader Subdivision – 2 Lots, located at 361 Campbell Road and 5440 Brockport-Spencerport Road, which was accepted for review on October 24, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on November 28, 2016, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, Environmental Conservation Board, 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 Bader Subdivision – 2 Lots is an unlisted action which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Bader Subdivision – 2 Lots be granted final approval contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Mr. Monno confirmed with Mr. Maier that the 14.2 ft. was the side setback for Lot 2.

Ayes – 7

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Senior's Choice Cottages at Heritage Square. Subdivision and Site Plan. Isla Way. 068.03-1-18.11(part of)
Chairman McAllister continued review of this project.

Mr. Schultz indicated he has not had an opportunity to discuss with Mr. Oberst all of the comments due to the holiday. All comments were read and addressed whenever possible. A written response to all of the review comments will be provided and attached to the minutes as part of the record.

Mr. Schultz requested that this project be added to the December 12, 2016, meeting agenda to move forward with final subdivision and final site plan approvals. The Board agreed.

The meeting was adjourned on motion at 8:45 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk



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December 7, 2016

Craig McAllister, Planning Board Chairman
Town of Sweden
18 State Street
Brockport, New York 14420

RE: Senior's Choice Cottages at Heritage Square, Phase 1
Isla Way, Town of Sweden
Submission of Phase 1 Plans

Dear Mr. Chairman:

Attached, please find the following in regards to the above-mentioned project:

1. Six (6) copies of the Phase 1 site plans.

The attached plans reflect the following revisions, which have been made in response to each referenced review letter:

Review Letter from the Town of Sweden Building Inspector/Stormwater Manager, dated November 11, 2016:

1. A new SWPPP has been prepared for this project and a new SPDES permit identification number will be obtained from the NYSDEC.
2. All required stormwater maintenance easements are now indicated on the subdivision plat. An access and maintenance agreement between the developer and the Town will be in place prior to a building permit request.
3. The existing culverts under the railroad bed will require cleaning. Flow rates from the project site to these culverts and the properties north of the railroad will not be increased, per Town and NYSDEC regulations.
4. Infiltration tests have not yet been performed in the two bioretention areas, however deep hole test have been completed. The results of these tests are indicated on Sheet C-4. The outlets from the bioretention areas are shown on Sheet C-4. They are spillways rather than elevated-rim field inlets. The bioretention detail on Sheet C-9 has been revised to state that an under drain is needed only if infiltration testing shows it to be necessary.
5. The limits of the existing woods prior to clearing are indicated on Sheet C-4.
6. A five-acre waiver will be applied for.
7. The locations of the soil stockpile, concrete cleanout area, staging areas, and the construction entrance are indicated on Sheet C-4. The location of the construction trailer will be determined by the site contractor prior to construction.
8. Information regarding seeding and site stabilization can be found on Sheet C-4.

Review Letter from MRB Group, dated November 17, 2016:

Subdivision Plat/Site Plan/General – (Sheets C-1 – C-2)

1. While the site is zoned Retail Business (B-1), the code requirements for Multiple Residence (MR-1) were used for the project, as they are more appropriate for this type of development. The practice of using the appropriate code requirements for each development within the greater Heritage Square project was discussed with the Town and Planning Boards during the rezoning of the project site.
2. Parking calculations for the residential units are now indicated on Sheet C-2. No basis for calculating the required number of spaces for the clubhouse could be found in the Town Code.
3. The setbacks shown on Sheet C-2 are per the MR-1 code requirements. Please refer to the response to Comment #1 above for more information.
4. On Sheet C-2, the Site Development Statistics now state “Retail Business District” rather than “Business District”.
5. The attached plans are specific to Phase 1 of the development.
6. The total number of each type of residential unit in Phase 1 has been added to Sheet C-2.
7. A paved access drive to the existing lift station, turnaround, and lockable gate are now indicated on Sheet C-2.
8. The widths of all non-variable width easements are indicated on Sheet C-1.
9. Once the proposed easement locations are set and not subject to further revision, the required maps and legal descriptions will be submitted to the Town.
10. Due to the resulting plan scale that would be required in order to show the extends of the previously subdivided Senior's Choice at Heritage Square parcel and the fact that showing this parcel in its entirety is not necessary for the filing of the plat at the Monroe County Clerk's Office, the full limits of said parcel have not been added to the subdivision plat.
11. The “Remaining Lands” area has been added to the subdivision plat.
12. A breakdown of the proposed structures can now be found on Sheet C-2.
13. It does not appear that any variances need to be obtained for this project.
14. Turning movements for the fire department's largest vehicle are now indicated on Sheet C-2.
15. The private roadways have been enlarged so that the pavement is now 22' in width. When combined with the concrete gutters, the roads will be 27' in width.
16. The developer does not plan to add any additional sidewalks to the project other than what is indicated on the attached plans.
17. No signage is proposed at this time. If this changes, a plan will be prepared and submitted to the building department for review.
18. The proposed pool fencing has been labeled on Sheet C-2.

Utility Plan (Sheet C-3)

19. Plans for water supply will be submitted to the Monroe County Water Authority and the Monroe County Department of Health.
20. Roof leaders will be added to the plans once their final locations have been determined.
21. The plans have been updated to more clearly delineate existing and proposed utilities.
22. The proposed sanitary sewer will be dedicated to the Town.

23. Information regarding the receiving sanitary sewer has been added to Sheet C-3. The existing sanitary sewer and lift station were designed to handle flows from this portion of the greater Heritage Square development. If necessary, a copy of the Heritage Square Phase 1 Sanitary Sewer Report (2009) can be provided.
24. The following note has been added to Sheet C-3 as Utility Note #12: "Once the contractor has exposed the existing sanitary sewer force main to confirm its actual depth in the vicinity of the proposed roadway, a plan detailing the proposed lowering of the force main shall be prepared and submitted to the Town Sewer Superintendent and the Town Engineer for review and approval. No work on the force main shall be completed prior to the approval of this plan."
25. The following note has been added to Sheet C-3 as Utility Note #13: "The contractor shall perform Town required air and deflection testing on all proposed sanitary sewers. All sanitary sewers shall be flushed and televised prior to final acceptance by the Town." The following note has been added to Sheet C-3 as Utility Note #14: "The contractor shall perform Town required vacuum testing on all proposed sanitary sewer manholes."
26. "Force Main" has been added to the Legend on Sheet C-3.
27. The following notation has been added to Sheet C-3 in the vicinity of the existing railroad culvert: "Contractor to inspect and, if deemed necessary, clean the existing culvert under the railroad bed."
28. The proposed sanitary sewer has been relocated 10' away, on center, from the proposed storm sewer in areas where the sanitary sewer is "deep".
29. RG&E will be consulted regarding their utility corridor.

Grading & Erosion Control Plan (Sheet C-4)

30. The limits of disturbance have been expanded to account for any grading that may occur outside of the project limits. If grading outside of the property is necessary, the developer will work with Tartan Property, LLC to obtain the necessary permission.
31. A detail of the proposed retain wall has been added to Sheet C-6. Top of wall elevations have been added to Sheet C-4. The specified field inlets will drain the rear yards behind Buildings 1-D, 1-E and 1-F.
32. Runoff from the referenced area will drain to the proposed gutter and not directly onto the proposed pavement.
33. The retaining wall and grading east of Building 1-D have been revised to eliminate the possibility of ponding.
34. Construction staging, equipment and material storage, and parking areas are now specified on Sheet C-4.
35. The temporary topsoil stockpile and concrete washout area are now specified on Sheet C-4.
36. Noted.
37. Steep slope seeding areas are now delineated on Sheet C-4.
38. The Construction Sequence now directs the reader to refer to Sheet C-9 for additional information regarding the construction of the bioretention areas.
39. The limits of disturbance are now indicated on C-4.
40. The anticipated total acreage to be disturbed has been corrected on Sheet C-4 to be 11.7± acres.
41. The referenced notes are indicated on Sheet C-4 under the heading "Five-Acre Disturbance Waiver Requirements".

Profiles and Details (Sheets C-6 through C-9)

42. The Planning Board Chairman's signature line has been removed from all profile and detail sheets.
43. All details regarding the private road have been clarified. Please refer to Sheet C-8.
44. The Town's sanitary sewer manhole and inside drop details have been added to Sheet C-7.
45. A detail for the proposed connection to the existing sanitary sewer manhole has been added to Sheet C-7.

Miscellaneous

46. A Site Lighting Plan has been added to the plan set as Sheet C-5.
47. A Landscaping Plan is being prepared by the developer and will be submitted to the Town when completed.
48. A letter-of-credit estimate will be prepared once the plans have been finalized and no additional revisions are anticipated.

Stormwater Management Report/SWPPP

49. All runoff from the project site in the pre-development condition flows to the railroad culvert as modeled. Runoff cannot enter the existing stormwater facility, as the existing grades prevent this.
50. The point raised by this comment is noted, however, at this time, no spillway connection between the existing and proposed ponds is proposed.
51. The developer has committed to installing porous pavement in the roadways of this project.
52. It would be inappropriate to require this project to provide additional runoff reduction volume to account for that lost by the adjacent project, as the Senior's Choice at Heritage Square project has been shown to still be in compliance with SPDES Permit 0-15-002 despite the loss of a portion of the porous pavement.
53. Infiltration tests have not yet been performed in the two bioretention areas, however deep hole test have been completed. The results of these tests are indicated on Sheet C-4. The bioretention detail on Sheet C-9 has been revised to state that an under drain is needed only if infiltration testing shows it to be necessary. If the bioretention areas do require under drains, additional green infrastructure measures will be provided to account for the 40% reduction in the runoff reduction volume provided by the porous pavement.
54. The utilized 90% Percentile Rainfall number of 0.85" is correct. From a review of Figure 4.1 of the New York State Stormwater Management Design Manual, it can be seen that the rainfall number for Monroe County is less than 1", as it falls outside of the 1" contour line. A more accurate map can be obtained by using the NYSDEC's Stormwater Interactive Map, which shows that Monroe County is located between the 0.8" and 0.9" contours, thus making 0.85" a valid estimate for the 90% Percentile Rainfall number.
55. A stormwater maintenance agreement between the developer and the Town will be prepared once the plans have been finalized and further revisions are not anticipated.

Review Letter from the Town of Sweden Environmental Conservation Board, dated November 18, 2016:

- A landscaping Plan is being prepared by the developer and will be submitted to the Town when completed.
- The 0.61-acre wetland will be retained. The note referencing the “filling of the wetland” was left on the plans in error and has been removed.
- Bioretention plantings will be in conformance with the New York State Stormwater Management Design Manual.
- The two proposed bioretention areas are now labeled on Sheets C-2, C-3, and C-4.
- The concern regarding the need to limit the use of fertilizers, pesticides, and herbicides is shared by the developer.

Review Letter from the Town of Sweden Fire Marshal, dated November 21, 2016:

1. The private roadways have been enlarged so that the pavement is now 22' in width. When combined with the concrete gutters, the roads will be 27' in width. Turning movements for the fire department's largest vehicle are now indicated on Sheet C-2.
2. The proposed hydrants have been relocated as requested.

Review Letter from the Town of Sweden Highway Department, dated November 21, 2016:

Sanitary Sewer

1. All sanitary sewer easements will be filed at the Monroe County Clerk's Office.
2. A 12' wide paved access drive to the sanitary lift station is now indicated on Sheet C-2. A turnaround is also provided.
3. The proposed sanitary sewer lift station access drive also includes a lockable gate, per the notation on Sheet C-2.
4. The existing sanitary sewer and lift station were designed to handle flows from this portion of the greater Heritage Square development. If necessary, a copy of the Heritage Square Phase 1 Sanitary Sewer Report (2009) can be provided.
5. The following note has been added to Sheet C-3 as Note #2 of the Town of Sweden Highway Dept. Notes: “The Town of Sweden will not be responsible for replacement or repair of the sidewalk within the sanitary sewer easement north of Building 1A due to any sanitary sewer repairs in the future.”
6. The following note has been added to Sheet C-3 as Note #3 of the Town of Sweden Highway Dept. Notes: “all dedicated sanitary sewer infrastructure must have a full time inspector on site during installation.”
7. The following note has been added to Sheet C-3 as Note #4 of the Town of Sweden Highway Dept. Notes: “All manhole and sewer main testing must be witnessed by the inspector and/or Highway Superintendent.”
8. The following note has been added to Sheet C-3 as Note #1 of the Town of Sweden Highway Dept. Notes: “All dedicated improvements are to be constructed according to the Town of Sweden Design Regulations.”
9. The following note has been added to Sheet C-3 as Note #5 of the Town of Sweden Highway Dept. Notes: “The Town of Sweden Highway Department must be notified when the contractor is excavating to determining the actual depth of the force main sewer.”

10. The following note has been added to Sheet C-3 as Note #6 of the Town of Sweden Highway Dept. Notes: "A sketch must be supplied and approved before any change can be made to the existing force main sewer line. If any mechanical joints are added, the information and joint location must be depicted on the as-built plans."

Roadways

1. The following note has been added to Sheet C-3 as Note #7 of the Town of Sweden Highway Dept. Notes: "A pre-construction and post construction inspection must be performed on Persistence Path and Isla Way before construction begins to document any damage caused by construction traffic for Senior's Choice Cottages."

Review Letter from the Town of Sweden Building Inspector, dated November 22, 2016:

- A new SWPPP has been prepared for this project and a new SPDES permit identification number will be obtained from the NYSDEC.
- It was our understanding that the applications and Project Information Form should be completed as if the site was not cleared so that the total clearing area could be documented.
- The anticipated total acreage to be disturbed has been corrected on Sheet C-4 to be 11.7± acres.

Review Letter from the Monroe County Department of Planning & Development, dated November 22, 2016:

MCDP&D Comments:

1. Per the Right-of-Way Naming Act of Monroe County, all proposed road names will be sent to the City of Rochester Emergency Communications Department for review.
2. All jurisdictional wetlands have been delineated and the results of these delineations are shown on the site plans. No jurisdictional wetlands will be impacted by this project.

Project Review Report:

1. Plans for the project have been submitted to the Monroe County Water Authority and the Monroe County Department of Health for review.
2. It is anticipated that the proposed water main will be public, since it will serve two lots in this development and will continue on to the west for future developments. As such, a backflow preventer should not be necessary.
3. Plans for the proposed pool will be sent to the Monroe County Department of Health for review.
4. The subdivision plat will be submitted to the Monroe County Department of Environmental Services Survey Office for review. There are no government monuments within the scope of the project.
5. State Wetlands
 - All jurisdictional wetlands have been delineated and the results of these delineations are shown on the site plans. No jurisdictional wetlands will be impacted by this project.

- The comment regarding the location of wetlands and Moorman Creek is noted.

Stormwater General Permit – Construction

- A SWPPP has been prepared for this project and a SPDES permit identification number will be obtained from the NYSDEC.

Historic, Architectural, Archaeological, and Cultural Resources

- A cultural resource analysis of archaeological potential was completed as part of the Heritage Square Environmental Impact Statement. Nothing of significance was found in the proposed project area.

NYS Protection of Water Permit NOT Required/Potential for Army Corps of Engineers Approval

- The comments in this section have been read and are noted.

Stream Protection Recommendations

- No streams are located within the scope of this project.

6. It is noted that the New York State Department of Transportation had no comment regarding this application.

We ask that this project be placed on the Planning Board's December 12, 2016 meeting agenda, with the goals being final subdivision approval and Phase 1 final site plan approval.

Thank you and please feel free to contact me if you have any questions regarding this submission or if you require any additional information.

Sincerely,

Patrick S. Laber, P.E.
Senior Project Engineer