

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 9, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

Members present: Terrin Hover, David Hale, Edward Williams, Bill Hertweck, Ellen Bahr and Craig McAllister.

Absent: Arnold Monno.

Also present: Jim Oberst – MRB, Jerry Foster – Environmental Conservation Board, Charles Sanford – Fire Marshal, Brian Sorochty, Chris Karelus, Arnold Carmichael, Jerry Goldman, Al Spaziano, Al Mercury, Randy Spurr and Alan Bader.

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

Correspondence passed to members for review.

Moved by Mr. Hover, seconded by Mrs. Bahr, that the minutes of October 14, 2002 be approved as amended.

Ayes – 4  
Abstain – Mr. Hale, Mr. Williams

Moved by Mr. Hover, seconded by Mr. Hale, that the minutes of November 11, 2002 be approved as amended.

Ayes – 5  
Abstain – William Hertweck

**Rusin Subdivision and Site Plan.** 1075 West Sweden Road. 097.04-1-8.111.

Engineer Brian Sorochty submitted plans for a one lot subdivision on the west side of West Sweden Road. The single family residence will be served by a private well and septic system. The plans show the location of a future pond. A large portion of the property is state wetlands. Mr. Sorochty will contact the State to have the wetlands delineated. He said the drive way is located on the crest of a hill to allow for adequate site distance in both directions. The driveway is 390 feet long. The board told Mr. Sorochty both a driveway bubble and a turn around will be needed. The board asked Mr. Sorochty to clarify the status of an adjoining parcel that appears to be “landlocked.”

Moved by Mr. Hover, seconded by Mr. Hale, that the Rusin Subdivision & Site Plan be accepted for review.

Ayes – 6

The Public Hearing is scheduled for January 27, 2003.

**Swartout Subdivision and Site Plan.** West Sweden Road. 098.03-1-18.

Engineer Chris Karelus submitted plans for an 8-lot subdivision, all to be served by private wells and septic systems. Five lots on the eastern portion will be served by a common private drive. Mr. Karelus will work with Fire Marshal Charles Sanford to design emergency access features

in the drive. Mr. Karelus said the property is heavily wooded with a great deal of meadow, brush land and hedgerows.

Mr. Karelus said there is an existing pond on Lot 4 under federal jurisdiction and other wetlands on Lot 1. The wetlands will be delineated by the DEC.

The board questioned 420 Capen Road which is a separate parcel that appears to be substandard. The Planning Board cannot allow the creation of a substandard parcel. Mr. Karelus agreed to research the issue.

Moved by Mr. Hover, seconded by Mr. Hale, that the Swartout Subdivision and Site Plan be accepted for review.

Ayes – 6

The Public Hearing is scheduled for January 27, 2003.

**Meadow Hollow Subdivision and Site Plan.** Beadle Road. Tax Acct. No. 099.03-1-29.2. Engineer Arnold Carmichael presented updated plans for a one lot residential subdivision of approximately 9.4 acres on Beadle Road.

Mr. Carmichael addressed the following issues:

- A note to protect existing vegetation to the greatest extent possible has been added.
- The mailbox detail has been added.
- A copy of a letter from the Monroe County Health Department regarding Sweden Waste Site No. 25 has been submitted. Mr. Carmichael said the waste site is 2,800 feet away and 45 feet lower than the proposed building site.
- An unpaved drive to a possible pond was added. The unpaved road would provide access to the pond for fire apparatus.
- Expansion of the leach field has been shown.
- Location of the pond has been shown.
- Signature line for fire marshal has been added.

The location of a communications cable needs to be added to the map.

Moved by Mr. Hale, seconded by Mr. Hertweck, that having reviewed the Project Information Form, comments from the Town Engineer, the Fire Marshal, the Environmental Conservation Board and County Planning, the Planning Board determines that the Meadow Hollow Subdivision/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. Hover, that the Meadow Hollow Subdivision be given preliminary approval.

Ayes – 6

**Spurr Chevrolet.** 6325 Brockport Spencerport Road.

Mr. Randy Spurr addressed the board informally regarding a parking area for the display of vehicles. He is currently leasing property adjacent to the car dealership and displaying vehicles there. He would like to know what he needs to do to be in compliance with town ordinances.

The Planning Board recommended having the property engineered. Elevations will have to be checked to ensure proper drainage. The parking area must be paved. Stone is not permissible. A paved driveway will connect the two parcels.

The board discussed the amount of green space that would be required. Mr. Spurr said he was considering expanding the parking area at the dealership. The Board told him he would have to maintain the 30 percent green space.

If Mr. Spurr decides to light the parking area, the Board will also need to see a lighting plan.

**White Subdivision and Site Plan.** 2101 Colby Street. Tax Acct. No. 099.02-1-7. Engineer Scott Harter had submitted final plans already signed by the Town Engineer, Fire Marshal and County Health Department. The Board had no further concerns.

Moved by Mr. Hover, seconded by Mr. Hale, that the final public hearing be waived, the White Subdivision and Site Plan be granted final approval, and the Chairman be authorized to sign the mylar.

Ayes – 6

**Crystal Ridge PUD.**

The Planning Board discussed the Draft FEIS. Mr. Hover made two suggestions: page 71, Craig Smith is now the former highway superintendent; and on page 13 “the sponsor acknowledges” should be added to the top response.

Adam Walters, attorney for the applicant, said the applicant would like to have the opportunity to review the Draft FEIS before the Planning Board adopts it. The applicant would also like to have the opportunity to modify the sketch plan to address concerns and provide additional information.

Chairman McAllister pointed out that the Planning Board is trying to adhere to the time frame set by Mr. Walters. A list of outstanding concerns was discussed with Mr. Walters in early September. No further information has been submitted to the Planning Board since that time.

Mr. Goldman said that the FEIS will not be much different from the document the applicant submitted. The Planning Board has filled in some gaps and marked the areas where information is not complete. Mr. Goldman said that since the applicant did not provide more information according to the applicant’s own timeline, the Planning Board assumed the applicant had no more information to provide.

Mr. Walters said it would be easier to address concerns as part of the FEIS; once the FEIS is done, that opportunity is lost. He also said that after three years of study, the applicant does not have a sense of how the Planning Board feels about the various issues.

Mr. Goldman said the Planning Board has not discussed the recommendation on the rezoning with him.

The Planning Board and Mr. Walters discussed traffic issues and the possibility of starting the development from Redman Road.

Mr. Walters agreed to provide a letter acknowledging that the applicant is asking for time to study the Draft FEIS before the board adopts it. The letter should also acknowledge that the Planning Board was fully prepared to adopt the FEIS at its December 9, 2002 meeting, but didn't at the applicant's request.

Mr. Walters will return to the January 27, 2003 Planning Board meeting to continue discussing the FEIS.

The meeting was adjourned by motion at 9:55 p.m.

---

Planning Board Secretary