

**TOWN OF SWEDEN
Planning Board Minutes
December 11, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 11, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: James Oberst, MRB; Nat O. Lester, III, Counsel, Kris Schultz, Schultz Associates; Bob Cantwell, BME Associates; Rick and Jackie Kartes; Gregory Bly, Monroe County; James Donohue; Mike Schuff.

Chairman McAllister called the meeting to order at 7 p.m., and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of November 13, 2017, be approved.

Ayes – 7

Pierce Subdivision and Site Plan. 1843 Reed Road. 120.02-1-3.62.

Mr. Kris Schultz addressed the Board. The applicant is proposing a single family residence on Reed Road across from his parent's house. The parcel will be filed to make it a legal subdivision. Perc tests were done with good results for installation of an in-ground septic system. The lot meets all Town area and setback requirements.

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

Ayes – 7

The Public Hearing will be January 8, 2018.

Mr. Schultz quickly informed the Board of the status of the Yaeger property on Sweden Walker Road. Mr. Yaeger now has an option to purchase additional land immediately north whereby public water can be accessed at the corner of East Avenue. A proposed 2-lot subdivision plan was distributed to the Board for review in anticipation of a formal application being submitted.

Townhomes at Stonebriar Glen Subdivision and Site Plan. Fourth Section Road. 083.02-1-7.1 (part of)

Mr. Robert Cantwell addressed the Board. He introduced the developers, Rick and Jackie Kartes, Stonehaven Commercial, who are the owners, and will be the onsite managers of the development.

Mr. Cantwell gave a brief overview of the project. The property was rezoned to MR-1, Multiple Residence, by the Town Board back in July. The SEQR was also completed with the rezoning. Expanded Supplemental Parts II and III were completed for which MRB was very helpful. A Negative Declaration of significant environmental impact was granted by the Town Board.

TOWN OF SWEDEN
Planning Board Minutes
December 11, 2017

The project is 28 acres out of 45 acres owned by the Brockport Free Methodist Church. The remaining 17 acres will continue to be owned by the Church. There is a ¾-acre Exception Parcel retained by the Church, which fronts on Fourth Section Road. Mr. Strabel asked what the purpose was for keeping the land. Mr. Cantwell wasn't sure. Chairman McAllister confirmed with Mr. Cantwell that three lots are being created from the 45-acre property. Mr. Hale stated the Board does not want to create any substandard or landlocked lots.

Mr. Cantwell added during the rezoning review, DOT required the access to be modified to right across from Hartshorn Place with the internal private roads to be maintained by the owner. The buildout includes a total of 155 for lease townhomes, either a 5-unit, two story townhome with a single car garage or a 3-unit, ranch townhome with a single car garage. A clubhouse is proposed as the focal point of the community, which includes an outdoor pool, small scale kitchen, fitness area, business office, and meeting room. The site plan shows an interior looped sidewalk, which allows residents to walk to the clubhouse and to walk around the site itself.

The Letter of Intent requests land banked parking for this project. Required parking per code is two spaces per unit and one visitor space. Per the developer's experience the amount of required parking is excessive for this target market. While the three spaces are shown on the site plan, some are labeled land banked parking. Chairman McAllister confirmed with Mr. Cantwell that the private roads will be a minimal width of 20 ft. due to sidewalks and gutters. Chairman McAllister will be requesting "No Parking" signs along the road for emergency vehicles during the review of the project.

As far as utilities are concerned, the project will connect to an existing water main and sanitary sewer line on the north side of Fourth Section Road. Mr. Monno asked if the sewer was large enough to connect into. Mr. Cantwell stated the applicant is proposing an 8-inch sewer into the existing 10-inch sewer extension, which runs along the north side of the road to Redman Road. The RPZ will be quite large as fire hydrants will be required. Counsel Lester asked if the project will connect to an existing sanitary sewer district with existing debt service. Mr. Cantwell has spoken to the Finance Director regarding this today.

Stormwater Management will be reviewed by Town Engineer and Stormwater Manager. Primary stormwater areas are located in the front of the property near Fourth Section Road. The intent is to create an aesthetically pleasing look to the site. Detailed landscape and lighting plans have been submitted. Plans show the project in three phases. It is the applicant's desire to start construction in the spring after all approvals are granted. Rick and Jackie are very excited to begin.

Mr. Hale asked with the NYSDOT's review of the project, at what point will improvements be triggered, i.e., turning lanes, lights. Mr. Cantwell explained there was no warrant for any improvements to Fourth Section Road based on NYSDOT's thorough review. Chairman McAllister doesn't believe this to be accurate for residents coming and going from the development during peak traffic hours.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Townhomes at Stonebriar Glen Subdivision and Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be January 8, 2018.

**TOWN OF SWEDEN
Planning Board Minutes
December 11, 2017**

Donohue Subdivision – Section 2. West Sweden Road. 128.01-1-1.11

Mr. Gregory Bly addressed the Board. Updated plans were distributed.

Chairman McAllister confirmed with Mr. Bly that the solid lot lines clearly agree with the boundary line agreement. Mr. Bly agreed and reiterated the lot lines are solid, the boundary line agreement is referenced on the plan with liber and page, and the note “title to this area uncertain” removed. Counsel Lester reviewed the boundary line agreement and said it was satisfactory.

Moved by Mr. Hale, seconded by Mr. Monno,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision approval of the Donohue Subdivision – Section 2, located on West Sweden Road, which was accepted for review on September 25, 2017, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on October 23, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Subdivision Application, Short Environmental Assessment Form, and comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Donohue Subdivision - Section 2 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 Donohue Subdivision – Section 2 be granted final approval contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 7

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

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk