

**TOWN OF SWEDEN  
Planning Board Minutes  
February 12, 2007**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 12, 2007, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

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

Absent: Ellen Bahr

Also present: James Oberst, MRB, James Butler, Building Inspector, Whitney Autin, ECB, David Matt, James Glogowski, A.J. Barea, Gino Romano, Joseph Aulino

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

Correspondence passed to members for review.

7:03 p.m. - Board Member Minor arrived.

Moved by Mr. Monno, seconded by Mr. Dollard, that the minutes of January 22, 2007 be approved as amended.

*Add Mr. Monno's name as attending the Route 531 meeting.*

Ayes – 6

Moved by Mr. Hertweck, seconded by Mr. Hale, that the regular meeting be adjourned to the public hearing.

Ayes – 6

The Chairman read the notice of public hearing and affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the public hearing.

**Romano Subdivision & Site Plan. 6655 E. Canal Road. 069.04-1-9.1**

Mr. Matt addressed the Board and distributed updated plans. The applicant is proposing to construct a single family home. The house is 110 ft. from the east property line. The applicant has been filling for some time. A full raised system will be required. The existing grade is at 512 ft. and the applicant is proposing to dig to the original grade for the footers.

The Monroe County Water Authority requested that the proposed public water service be taken off the plans until it is applicable.

Mr. Matt stated while the site is close to the Brockport Landfill, it is out of range at 2,400 ft. away. The flood zone area is outside the fill area.

Chairman McAllister asked if there were any questions or comments. There were none.

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

Ayes – 6

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**Delorenzo Subdivision & Site Plan. 444 Shumway Road. 084.03-1-12.11**

Mr. James Glogowski addressed the Board. Mr. Cesar Delorenzo previously had deeded off two lots, each 100 ft. wide, to his sons, but recently both of the lots were conveyed back to Mr. Delorenzo so that one lot, suitable to build on, could be subdivided from the master parcel.

Perc and deep hole tests were done. The land is unique and the proposed house location had to be moved around until a good location was found. Along the east property line, there is a power line. Niagara Mohawk has an easement and would like 25 ft. on each side of the power line for development. The proposed house location is approximately 30 ft. west from the power line.

Mr. Hale requested the proposed site be added to the location sketch as well as Owens Road. The Clerk stated that the owner of the parcel east of the site is D. Mills.

Chairman McAllister stated the lot was rather small. Mr. Glogowski indicated that the lot will be serviced by public water and a modified septic system will be required. Mr. Minor asked about the previously existing two lots. Mr. Glogowski explained at the time they were created by deed, the lots were big enough to build on, but according to today's code/requirements they are not, even with public water. The two lots were conveyed back to Mr. Delorenzo's parcel, and then a one-lot subdivision was proposed for approval.

Moved by Mr. Hertweck, seconded by Mr. Monno, that the Delorenzo Subdivision & Site Plan be accepted for review.

*Mr. Monno added that the power line is over the driveway. Mr. Glogowski agreed, but the power company is okay with that, it just can't be over the house.*

Ayes – 6

The Public Hearing will be March 12, 2007.

**Slattery-Doe Subdivision. 6437 Redman Road. 113.03-1-10.11, 113.03-1-11**

Mr. A.J. Barea addressed the Board. Mr. Brian Slattery and Mr. Robert Doe own adjoining properties off of Redman Road on the west side just south of Ladue Road. Mr. Slattery owns approximately 18.6 acres and is proposing to subdivide his land so that he retains 16.27 acres and the remaining approximate 2.3 acres will be merged with Mr. Doe's existing parcel.

Mr. Barea explained that Mr. Doe's lot is shown on the plan with a dotted line, known as the Norsen Subdivision. The new lot will combine the existing lot and the "L" shaped area around it.

There is no intention for development and it has been noted on the plan that any proposed development must obtain Planning Board approval first. Mr. Oberst asked if Mr. Doe's parcel had a separate tax account number. Mr. Barea stated yes, it is Lot #11.

Chairman McAllister asked how much of the property are wetlands? Mr. Barea stated he did not see any State wetlands. A note was added indicating there might be some federal wetlands due to some marshy areas on the site. It is important to note that Mr. Doe is a DEC officer.

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Moved by Mr. Monno, seconded by Mr. Minor, that the Slattery-Doe Subdivision be accepted for review.

*Mr. Monno asked that the drainage be checked by Redman Road.*

Ayes – 6

Public Hearing – March 12, 2007

Chairman McAllister asked Mr. Barea to inform the applicant that clear cutting is not permitted in the Town and that if the drainage pattern is being altered in any way, an engineered plan should be presented to the Board for approval.

**Romano Subdivision & Site Plan. 6655 E. Canal Road. 069.04-1-9.1**

Chairman McAllister continued review of this project.

MRB's Comments

1. Elevation of original grade at the house pad – a note has been added to the plan stating the elevation of the original grade, and note #25 recommends that the footers be put on original grade.

Mr. Oberst requested that the note be more specific regarding the property's history for those interested and not knowledgeable of the property. Also, he advised the applicant to conduct a geo-technical evaluation, which will be required prior to building.

2. & 3. Proposed water service – has been removed from the plan per the MC Water Authority because it is not applicable at this time.
4. Brockport Landfill – note #26 states the distance of the landfill to the property is 2,400 ft. Mr. Matt stated he checked with the MCDOH and there were no concerns with the location of the house/well to the landfill.
5. The floodplain has been shown and Otis creek labeled. A more detailed location map has been provided. Mr. Oberst asked Mr. Matt, based on his estimate, whether or not the elevation of the floodplain is prior to filling? Mr. Matt stated it appears that the floodplain may have gone under a portion of the fill. The floodplain is where the current elevation would be.
6. Erosion controls – have been shown on the plan.
7. Power lines – there is no written easement and discussion is under way as to who is responsible to raise the lines up.

Mr. Dollard asked if there were any concerns as to the stability of the soil with the entire fill that's been added. Mr. Matt stated the fill was compacted in short lifts and covered with seed and straw. The DEC is satisfied with the methods used for vegetation.

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ECB Comments

1. Stability of recent fill – DEC has visited the site and is satisfied.
2. Fill altering the natural drainage of the area – fill has been stabilized to the DEC's satisfaction and there is a swale that goes around the edge of the fill. Erosion controls will be in place to protect that swale from the proposed construction areas. Mr. Oberst asked who inspected the site from the DEC. Mr. Matt wasn't sure because he didn't attend when the DEC officer was out there. Mr. Autin stated that the DEC's satisfaction is that as it relates to a reclamation site and not a construction site. Mr. Oberst agreed that the DEC was looking at it more for storm water management and to make sure erosion controls were in place.
3. Fill compromising existing vegetation – re-planting and re-landscaping will be completed to make the site natural and beautiful.
4. Notes 21 and 22 are appreciated by ECB.

MC Planning & Development Comments

1. Show 100-year floodplain – completed.
2. Canal Corporation's request that the applicant will need a driveway use and occupancy permit – applicant has completed application.
3. Farming operation in the area – none of the proposed plans will affect any of the farmland in the area.
4. Protect the stream – there aren't any proposed changes to the stream area.
5. Show proposed erosion sedimentation controls – included on the map.
6. Size of lot – any additional proposed development should be shown - there is no other proposed development at this time or in the near future.

Mr. Monno stated the house elevation is at 526 and the leach field elevation is at 515 with 3 ft. of sand. Can the pump tank be eliminated? It appears that the contours in the back could be leveled and the tank be raised. Mr. Matt stated there is a walkout basement and the tank is at an elevation to supply the basement. The applicant would someday want a bathroom in the basement. Mr. Monno asked if it wasn't better to pump up from the basement into the septic tank then it is to pump the whole system? His concern is if the power goes off, the upstairs bathroom will still work due to gravity flow. Also, why is the roof leader right next to the septic tank? Mr. Matt stated the roof leader would be set to a different area.

Mr. Minor suggested that the box be reset so a pump isn't needed until there's a bathroom in the basement. Mr. Matt stated he will look into that.

Mr. Minor asked if there should be a typical driveway detail box on the plan. Mr. Matt stated it wasn't added to the plan because it's already an existing driveway and that information was included on the driveway permit application. Chairman McAllister requested that the driveway detail be included on the plan. Mr. Matt stated he would take care of it. The driveway permit has been approved and completed.

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Mr. Minor asked when is a turnaround required? Mr. Oberst stated 250 ft. Mr. Minor asked is that the length of the driveway or from the front setback of the house? Mr. Oberst stated the length of driveway. Mr. Matt stated the driveway is 20 ft. Mr. Oberst stated he thought that would be acceptable since the required width is 14 ft., but it would be the Fire Marshal's call.

The Fire Marshal had submitted no concerns for this project. Mr. Matt will show a part of the driveway that's 10 ft. wide and already graveled as a turnaround.

Moved by Mr. Hale, seconded by Mr. Minor, having reviewed the Project Information From, comments from the Town Engineer, County Planning, Fire Marshal and the Environmental Conservation Board, the Planning Board determines that the Romano Subdivision & Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Minor, seconded by Mr. Dollard, that the Romano Subdivision & Site Plan be given preliminary approval.

Ayes – 6

**Northview Subdivison & Site Plan – Section I.**

Moved by Mr. Hale, seconded by Mr. Minor, that the Chairman be authorized to update his signature on the mylar.

Ayes – 6

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

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**Planning Board Secretary**