

**TOWN OF SWEDEN
Planning Board Minutes
March 11, 2013**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 11, 2013, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: Lance Brabant, MRB, Nate O. Lester, III, Kris Schultz, Jim Missell, Mark Costich, Philip Miglioratti, Mark Rabjohn, Brenda and Tony DeBona, Nelson Crosier

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. Strabel, that the minutes of February 25, 2013, be approved.

Ayes – 6
Abstain – Mr. Hertweck

Chairman McAllister welcomed Mr. Buddy Lester, who will be our legal representative to the Planning Board from this day forward and will be joining us at most meetings. Welcome Aboard!

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

Ayes – 7

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

DeBona Subdivision. 423 West Sweden Road. 082.04-1-6

Mr. Kris Schultz addressed the Board. This is a straightforward application, separating the farmhouse from the balance of the land.

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

Crosier Resubdivision and Site Plan. 4454/4446 Monroe Orleans County TL Road. 067.04-1-2.21/2.122

Mr. Jim Missell addressed the Board. He is representing Marcia and Nelson Crosier for resubdivision and site plan approval.

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

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

Ayes – 7

Villas at Brandon Woods Resubdivision. Lot 121 – 26 Wood Trace. 084.01-1-79

Mr. Kris Schultz addressed the Board. He is seeking resubdivision approval. The Department of Health and Town Engineer have looked at the plan. It has been the practice with similar applications to skip the public hearing.

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Mr. Minor stated while the minimum front setback from the house is met, the distance between the sidewalk and the house is a tight 20 feet. Cars park in the driveway and block the sidewalk. Is there some leeway to deepen the house by 5 feet? Mr. Schultz stated there is sufficient room out back and he would be happy to do that.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Villas at Brandon Woods Resubdivision, Lot 121, be accepted for review.

Ayes – 7

Mr. Lance Brabant, MRB, stated there were no additional comments or modifications, and the plan can be approved.

Mr. Schultz requested final approval because the owner of property is new and was unfamiliar with this process, and without final approval, it will set him back if he has to wait another two weeks.

Moved by Mr. Strabel, seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Villas at Brandon Woods – Lot 121 Resubdivision located at 26 Wood Trace, and

WHEREAS, the original Villas at Brandon Woods – Section I Subdivision and Site Plan was granted approval on August 13, 2007, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived and the Villas at Brandon Woods – Lot 121 Resubdivision be granted final approval contingent upon receiving the signature of the Town Engineer, and the Chairman be authorized to sign the mylar.

Ayes – 7

DeBona Subdivision. 423 West Sweden Road. 082.04-1-6

Chairman McAllister continued review of this application. Mr. Schultz stated he has addressed the Town Engineer's comments.

Fire Marshal and ECB Comments – there were no comments.

Mr. Schultz noted that the remaining lands of the farm were surveyed, pins put in the ground, and labeled as Lot 2 with the notation, "Not Approved For Building."

County Comments – standard comments addressed.

The Town Engineer had no additional comments and is ready to sign.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for the Debona Subdivision located at 423 West Sweden Road, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on March 11, 2013, and all persons wishing to be heard were heard, and

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WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, Agricultural Data Statement, comments received from the Town Engineer, Monroe County Planning and Development, Environmental Conservation Board, and Fire Marshal,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the DeBona Subdivision is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board grants Preliminary Approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the DeBona Subdivision be granted final approval, contingent upon receiving the required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 7

Crosier Resubdivision and Site Plan. 4454/4446 Monroe Orleans County TL Road. 067.04-1-2.21/2.122

Chairman McAllister continued review of this application. Mr. James Missell addressed the Board. He requested Preliminary Approval for this application. County Planning and Development comments have not been received to date.

MRB Comments

Most of the comments will require revised mapping for erosion control and driveway width modifications. The revised mapping will be submitted once County comments are received.

1. Mr. Missell submitted a completed Project Information Form as requested.
2. Wetlands – distributed copies of the State Wetland Resource Mapping with the area plotted out that is affected and classification of streams. SW-30 primarily falls off the applicant's property to the south. The hatched area does come into the property, which could be considered the 100 ft. buffer. The drainage ditch or tributary is seasonal and rarely carries water. If there were wetlands on the property, most likely, they are federal and a buffer is not required. Preliminary perc tests show when the soil was tested close to the creek, that area perc'd very well, which indicates there aren't hydric soils, and therefore, no wetlands. In summary, there wouldn't be any impact to the wetlands. The only issue would be if the leach field comes close to the hatched area. The DOH may request a delineation of the wetlands.
3. The driveway width has to be changed to 14 ft. with a length of 250 ft. or greater. Turnarounds will also be included.
4. Approval for the leach field will be obtained from MCDOH.
5. Site location and discharge of the roof leaders will be added to the plans.
6. Mr. Missell questioned whether the road was a county or town road. Will wait to receive County comments.
7. Disturbance of the site – more than an acre requires the submission of a SWPPP/NOI. According to calculations performed, the site disturbance is at approximately 30,000 sq. ft. with 20,000 of it being the long driveway. Mr. Missell asked for clarification if the cutoff for site disturbance is more than 25,000 sq. ft. or 1 acre. Mr. Brabant explained the Town of Sweden is a MS4 with a threshold of 25,000 sq. ft., and the applicant must comply. Mr. Missell will complete a SWPPP and NOI.
8. Erosion control will be added to the plan.
9. General Note #11 will be modified as requested.
10. Highway approval will not be required. Remove from signature block.

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Mr. Monno questioned whether the leach field was a sandfill with lines or a dropbox system. Mr. Missell stated he thought the dropbox system was originally proposed, but a standard system will now be used. The map details will be updated.

Chairman McAllister asked how far the leach field would have to be moved to be out of the hatched area. Mr. Missell stated 50 ft. It was asked if it would be better to verify the wetlands or move the leach field 50 ft. to the north.

Mr. Monno requested a typical diagram be shown for the roof leaders. He also requested the telephone and transformer be shown on the as-built. Is it possible to run the electric so it's not underneath the bubble? Mr. Missell thought that he could.

Mr. Dollard asked for Holly to be corrected on the plans and forms to read Holley.

Mr. Missell distributed several photos showing the perc locations facing the ditch supporting the fact that the area is unlikely to contain wetlands. The field has been a hay field for many years.

ECB Comments – Vegetative note should be added to the plan.

Chairman McAllister stated before an Environmental motion can be granted, the Board needs delineation of the wetlands, responses to all of MRB's and ECB's comments, review of County comments, and revisit the leach field location.

Mr. Minor requested the dimension; 20 ft. by 50 ft., for the turnarounds are shown at intervals of 500 ft.

INFORMAL

Patriot Landing Extension Subdivision and Site Plan. Sweden Lane.

Mr. Mark Costich addressed the Board. He introduced the property owner, Phil Miglioratti. He would like to give a brief overview of the development and then answer questions.

The project is an expansion of the development into the B-1, commercial zoning only. The project will be a resubdivision, creating one lot. There are 25 existing units today and the expansion will be 24 units. Parking is shown with traditional parking, as well as 24 garages. There is public water, sanitary sewer and utilities available. A SWPPP is proposed. Existing vegetation will be maintained as much as possible especially along the creek. Proposed lighting will be residential, low output type. The existing building will remain, but be modified to include apartments and a maintenance facility. The overall density is under the requirement with 49 out of a possible 51 units.

The proposed architecture is a townhouse-style unit with 4 units above and 4 units below. The style is very modern, attractive with landscaping, porches, vinyl siding and asphalt shingles.

Planning Board Comments – Rezoning

- There will be a hammerhead for a turnaround for large vehicles. Chairman McAllister suggested to heavily stone the area coming off the parking spaces to the easement for an emergency ingress/egress. It would be a straight-shot in even though it would be limited for fire trucks.

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- A perimeter buffer isn't applicable with the new design.
- There are no proposed modifications to Coleman Creek.
- Sidewalks will be linked.
- Traffic impact has been reduced quite a bit; 20 cars generated per peak hour, which is relatively low.
- Road frontage is resolved with the merging of the 2 properties.
- Will look into sewer and storm water capacity.

Mr. Monno stated he believes the new drainage coming off the parking lot will be quite a problem. Mr. Costich stated the current trend is to let the roof drainage go to the surface, and not into the storm water management system.

Mr. Brabant added that the DEC now looks for a discharge rate equal to or less than the current existing rate instead of having holding ponds so that the leaders drain onto the site, not into the storm water system.

Mr. Costich stated the development won't be a big contributor to the creek and there is the potential to hold a lot of water.

Mr. Strabel stated there is a potential of the creek flooding; the site isn't being raised. Mr. Costich believes there is 2 ft. to 3 ft. of storage. He is working with the existing grades; there will be no basements and no disturbance to the swale.

Mr. Costich stated the pond will be a water quality enhancement with little water; not to look like a pool.

Mr. Dollard stated a lot of the parking area is not paved. Mr. Miglioratti stated that was correct, but the plan is to pave the existing site. Also, over \$200,000 in improvements has been made to the existing building; insulation, furnaces, lighting, windows, refrigerators, etc.

Mr. Monno suggested that the heavy truck traffic area have a better base than the rest of the parking lot.

Mr. Minor asked what will be done to the existing building. Mr. Costich stated the existing apartment house will still have some apartments and a maintenance facility for the entire operation. The exterior will be updated to match the new apartments through a grant.

Mr. Dollard asked if the access off of Lake Road will still be used. Mr. Miglioratti stated he preferred not to; it's not very wide and plans to use it only as an emergency ingress/egress. Mr. Dollard asked if there are actual garages or carports. Mr. Miglioratti stated garages.

Mr. Monno suggested talking with the Fire Marshal because there may be problems entering the new development from the existing site. Mr. Miglioratti stated currently a garbage truck has no problem. Mr. Dollard said the concern is more for fire apparatus. Mr. Costich will address these concerns at a future meeting.

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Mr. Minor asked how the applicant plans to address the pickup of trash. Mr. Miglioratti stated there will be two enclosed dumpster areas for garbage. The exterior of the dumpster area should match the exterior of the apartments.

Mr. Miglioratti proposes to add an attractive, 6 ft. vinyl fence to make it look nicer from Lake Road.

Mr. Minor asked how snow removal will be done. Mr. Miglioratti stated snow storage will be at the ends of the property, the new area and the end near the retention pond area; there is plenty of room.

Mr. Monno requested the plan be updated with the new property owners' names.

Mr. Strabel recommended the applicant confirm how badly the creek floods relative to the impact on the development as well as the neighbors' properties. Flooding and size of culverts was discussed.

Mr. Dollard asked about the railroad tie wall. Mr. Miglioratti stated there are ornamental railroad ties to delineate the shrubbery.

Mr. Minor asked if the new apartments have a rear door, patio or deck. Mr. Miglioratti stated no, everything is positioned towards the front.

Mr. Costich asked if this Board intends to be Lead Agency. Chairman McAllister stated yes. The Town Board's lead agency status went away with the turning down of the rezoning application.

The meeting was adjourned on motion at 8:30 p.m.

Planning Board Clerk