

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 8, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

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

Also present: Jim Oberst—MRB Group, Jerry Foster—Environmental Conservation Board, Charlie Sanford – Fire Marshall, Alan Bader – Building Inspector, Don Grentzinger – ZBA Chairman, Kris Schultz – Schultz Associates, Shawn Bray – Passero Associates, Mary Kay Genthner – Passero Associates, Don Carpenter – DDS Engineers, Scott Eldridge, Steve Rice, Blake Henderson, Doug Eldred, Jim Moore, Linc Swedrock, Carol Sealy, Harold and Marcia Korber, Jack Hassall, Walter Eisenhower, Mark Heitz, Alfred Sealy, Walter and Barbara Windus, Mr. and Mrs. Harry Shifton, and others.

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

Correspondence passed to members for review.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the minutes of March 11, 2002 be approved.

Ayes – 5

Abstain – Mr. Williams

Moved by Mr. Williams, seconded by Mr. Hover, that the minutes of March 25, 2002 be approved.

Ayes – 4

Abstain – Mr. Monno

Chairman McAllister

Moved by Mr. Hover, 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 the affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the Public Hearing.

Mr. Hertweck arrived.

IROQUOIS ROCK PRODUCTS AMENDED SITE PLAN. 5251 Sweden Walker Road.

Tax Acct. No. 099.02-1.4.

Doug Eldred, representing Iroquois Rock, presented plans for a 2,800 square feet, two-story concrete plant and a 9,600 square feet garage. Mr. Eldred stated that one well will serve both sites as water usage will be low. The two raised fill septic systems are being reviewed by Monroe County. The existing driveway from Sweden Walker Road will serve both buildings. Mr. Eldred stated that all drainage runs toward the quarry itself, there will be no off-site drainage.

Mrs. Carol Sealy asked about increased traffic on Sweden Walker Road.

Mr. Eldred stated that there will be an increase of 20 trucks per day.

Mrs. Sealy said Sweden Walker Road is already too heavily traveled by trucks and that residents can't have their windows open in the summer.

Mr. Eldred pointed out that there is a concrete plant already on the site that is not currently being used.

Mr. Alred Sealy asked if a truck traffic survey has been done. Mr. Sealy said there are already 50 or more trucks a day coming out of the site. He said that when he moved there it was a quiet area. Noise issues are unresolved, there is no enforcement, he said. When trucks down-shift, the windows of his house rattle. That's not what he intended when he moved to Sweden Walker Road 30 years ago. He doesn't see the point in allowing the situation to become worse.

Mrs. Sealy said the trucks are bigger than they were 30 years ago. She said the road is in a poor state of repair.

Mr. Sealy asked what the time frame for the project is. He was only notified of the project a week ago and feels he and his neighbors need more time to respond appropriately.

Mr. Hale stated that this would be the only Public Hearing on the project, but the Planning Board will accept written comments for a few more weeks.

Moved by Mr. Monno, seconded by Mr. Williams, to adjourn the Public Hearing to the Regular Meeting.

Ayes - 7

HARNISCHFEGER SUBDIVISION & SITE PLAN. Lake Road. Tax Acct No. 113.02-1.7.

Engineer Don Carpenter presented plans for a single lot subdivision and site plan. He has filed a concurrent application with the Zoning Board of Appeals. Mr. Carpenter stated that because the state took approximately 15 feet of right-of-way, the lot is substandard. It doesn't meet town regulations for both total area and depth.

Mr. Carpenter stated that the site will require a modified raised fill system.

Mr. Foster, of the Environmental Conservation Board, asked if there were any trees on the site with a diameter of more than 5 inches. Mr. Carpenter said there were not. Mr. Foster asked if the whole lot would be cleared. Mr. Carpenter stated that just the area for the house and well would be cleared.

Mr. Carpenter said there may be water quality and quantity issues. He and the applicant understand that any variances granted by the Zoning Board of Appeals will be conditioned on a well providing sufficient quality and quantity water.

Chairman McAllister stated the intention of minimum area requirements are to ensure that if a septic system goes bad, there is enough room to locate another system and still maintain the required septic/well separation. Chairman McAllister said the proposed design appears to provide ample room to relocate the septic system if it becomes necessary.

Mr. Carpenter stated that the applicant wants to make the property usable. He will likely drill the well and submit the results after the Zoning Board of Appeals approval and prior to the Planning Board approval.

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

Ayes – 7

The Public Hearing is scheduled for May 13, 2002.

LEDGEDALE AIRPARK AMENDED SITE PLAN. 2400 Colby Street. Tax Acct. No.

084.04-1-25.11.

Engineer Shawn Bray presented a proposal to expand the airport apron and to construct a 127' by 175' storage building. The goal is to relocate all facilities from the south side of the runway to the north side. A driveway will connect the building to Eisenhower Drive.

Mr. Bray said there would be an additional 40-45 tie downs, mostly for single engine planes, a few for twin engine planes.

Mr. Bray said the two detention ponds built last year were designed to accommodate this current proposal. No new detention ponds are proposed at this time.

Mr. Monno asked about the detention ponds which are currently overflowing. Mr. Bray said there is blockage in the pipe and the contractor has been contacted to clear it out and make other various repairs on site.

Mr. Bray said the proposed building is located with proper set-backs in the event that Eisenhower Drive is dedicated to the Town in the future.

Mr. Bray said Phase I would include construction of the building and grading around the building. Phase I would be constructed this year. Phase II would be the apron expansion and would not be constructed until next year. The airpark has FAA funding for the building and is seeking funding for the apron improvements.

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that the Ledgesdale Airpark Amended Site Plan be accepted for review.

Ayes – 7

Mr. Hover suggested that the Planning Board take a tour of the airpark during this review process.

The Public Hearing is scheduled for May 13, 2002.

MPH SUBDIVISION & SITE PLAN. Brockport-Spencerport Road. Tax Acct. No. 084.02-2.25.

Engineer Kris Schultz presented plans for the single lot subdivision on an approximate 37 acre lot. Mr. Schultz stated that sometime in the future the owner may want to subdivide additional building lots. Mr. Schultz said that because of low areas along the frontage, the owner has asked a neighbor for an easement to access the property. The septic system will be inground.

The Planning Board requested that Note 10 referencing a well be removed because the plan shows a connection to public water. Mr. Monno had some concerns about elevations.

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

Ayes – 7

The Public Hearing is scheduled for May 13, 2002.

HIGHLANDS AT BRANDONWOODS SECTION 5 SUBDIVISION & SITE PLAN. Tax Acct. No. 084.01-1-14.111. Mr. Schultz discussed changes in the project since the last submission.

According to Mr. Schultz, Developer Jack Hassall had been prepared to purchase a water booster pump to take care of current water pressure problems and provide adequate pressure for future development. Mr. Schultz has learned that the Monroe County Water Authority may be replacing the water main on Route 31 or constructing a new main on Shumway Road that would access the subdivision from the south side. Because of these potential improvements, Mr. Hassall has decided not to purchase the booster pump.

Mr. Schultz said that testing shows that there is currently adequate water pressure to service the 14 new homes proposed in Section 5 with negligible impact on residents of the first Four Sections.

Town Engineer Jim Oberst said the data does show that the impact on existing homes would be negligible. He also said that the pressure at the high points of the subdivision does meet requirements, but barely.

Mr. Walter Windus stated that he has dealt with the lack of water pressure for 12 years. He had to get a special sprinkler to water his lawn. He said the situation is frustrating and he'd like an assurance that the pressure problems will be resolved.

Mr. Hassall stated that pressure problems were not created by his development.

Mr. Hover asked that the plan be coded by Section.

Mrs. Shifton expressed concerns about traffic safety regarding entering and exiting the subdivision at Route 31.

Mr. Hassall said he hasn't been able to reach an agreement with two neighboring property owners to install a connection to Transit Way. He is unwilling to bear the whole cost of the connector himself. He feels the other property owners, who will also benefit, should contribute to the cost.

Mr. Hassall said he already has the necessary permits to access Route 31 with a 200 house development. He's reduced the number of homes to around 150.

Mr. Oberst stated that the one access point is currently failing. He said the Town requested a traffic study last year. A traffic study was submitted, but it wasn't adequate. Mr. Oberst said the State DOT shares his concerns regarding the intersection.

Mr. Schultz said he has asked the State to change the timing on traffic signals to improve traffic flow, but the State has refused. He agreed to provide documentation of that statement and a copy of an updated traffic study to the Town Engineer.

Chairman McAllister asked that the project be brought in formally for review.

The meeting was adjourned by motion at 9:10 p.m.

Planning Board Secretary