

TOWN OF SWEDEN
Planning Board Minutes
April 11, 2005

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 11, 2005, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Edward Williams

Absent: Arnold Monno

Also present: James Oberst, Town Engineer, William Weber, Building Inspector, Jerry Foster, ECB, David Matt, and please see attached sign-in sheet.

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

Correspondence passed to members for review.

Moved by Mr. Williams, seconded by Mr. Minor, that the minutes of March 28, 2005 be approved.

Ayes – 5
Abstain – D. Hale

Moved by Mr. Minor, seconded by Mr. Hertweck, 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.

South Wind Subdivison & Site Plan – 17 Lots. Lake and Beadle Roads. 114.01-1-45.112

Mr. David Matt addressed the Board. The project name is South Wind and it is located at the corner of Lake Road and Beadle Road. The proposed ±138 acres will be subdivided into 17 lots which range from just under 5 acres to an 18 acre lot in the southeast corner. Lots will be served by well water, private septic systems and gas/electric supplied by the utilities. There will be four private driveways; three off Lake Road and one off Beadle Road. There is a wetland (15.5 acres) in the southeast corner; with the 100 ft. buffer the wetland totals 25 acres. All lots will be more than 150,000 sq. ft, not including the flag portion of the lots or the wetland buffer areas. The plans have been sent to the NYSDOT and are being reviewed. MCDOT has given their approval of the Beadle Road access. The Department of Health has reviewed the plans and approval has been granted for all the leach fields. The applicant does not want to disturb any of the woodlands in the southeast corner; the only trees that will be cut down are those where the driveways come through the hedgerows.

Lynx Gallucci, 961 Beadle Road – Ms. Gallucci spoke on behalf of Abigail Kennedy and addressed the following areas of concern:

- Ms. Gallucci explained that a restaurant served the best burgers and more and more customers came to eat there, and so the owner stretched the beef by adding additives. Soon after, the customers began to go elsewhere when the burgers didn't taste as good. Ms. Gallucci believes that is what is happening with Brockport. If people wanted to live in Greece or Penfield they would, but they choose Brockport for the wide-open spaces and farmland. If we continue to build up the area in Brockport, we are going to lose what people have come here to get.

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- Ms. Gallucci's second concern was one of national security and economic stability. The Brockport community enjoys the charm of many small farms as well as the multiple sources of food. There is pride in the contribution that the farmers make to the Town, but also it is a matter of national security as it is wiser to have many small farms.

Mark Horschel, 925 Beadle – A Class “C” stream runs across his property. Mr. Horschel distributed pictures to the Board showing the recent flooding from the April 2 rainstorm; flooding problems occur approximately three to five times a year. Mr. Horschel would like the Board to consider the runoff issues related to the stream when reviewing this application. Mr. Horschel has reviewed the plans submitted by Schultz Associates and he didn't see any drainage or retention basins included. The profiles indicate the roads coming off of Rte. 19 will contribute water to this stream, and thus increase the frequency and severity of the flooding at his home and the one adjacent to it. Mr. Horschel recommends that the Town hire Schultz Associates or MRB to complete a hydrology study of existing conditions and solve the present problems, and then rerun their analysis for the subdivision and address runoff related issues. This project will affect more than one acre of land and will require a storm water pollution prevention plan to be developed. Mr. Horschel added that if a wetland delineation hasn't been done recently by a qualified agency or the NYSDEC, the wetland size and buffer zone may have changed, which will affect the lot size. Mr. Horschel recommends that the Town have a drainage easement along the entire tributary from one side of the farm to the other as well as across the street on the Toscano property.

Doug Tackley, 5969 Lake Road – Mr. Tackley lives across from the subdivision and has a concern with 17 more wells being drilled. Presently, Mr. Tackley has occasional problems with his well, and doesn't know what kind of impact 17 new wells will have on the water supply. Mr. Tackley added that he moved to Brockport from the city about ten years ago to get away from having neighbors right next door.

David Mason, 985 Beadle – Mr. Mason's concern is the major runoff from the fields and that the water dumps right along his property and Mr. Tatarski's property. The runoff is like a raging river. Mr. Mason stated it was explained to him by a previous owner who lived in Mr. Tatarski's house that tiles were put in along Beadle Road to separate the road frontage. Mr. Mason believes that there is a break in the tiles behind his house because he currently runs three sump pumps just to try and keep up with the runoff. During the last April 2 rainstorm, his sump pumps ran the whole week and just turned off yesterday. Mr. Mason's other concern is that his well will run dry with 17 new wells being drilled.

Jason Tatarski, 1007 Beadle Road – Mr. Tatarski's sump pump like Mr. Mason's has just stopped running. In addition, the water floods to his shed which is about 30 ft. from his house. Mr. Tatarski's concern is what will happen when construction begins and another rain storm happens when the field is dug up.

Nancy Hendrix, 973 Beadle Road – Ms. Hendrix lives next to Mr. Mason and is concerned with the water runoff that goes between their houses and the flooding that occurs in the yard. Ms. Hendrix also noted that during the summer when there is extended periods of dry weather, the water supply practically runs dry; laundry has to be taken out, military showers, etc. Ms. Hendrix is very concerned with more wells being drilled and the runoff from the field.

Lauren McCracken, farm south of the subdivision - Mr. McCracken stated he does drainage work all summer and fall and suggested that by keeping the grading up around the houses and putting swales between each and every house, this would help tremendously to resolve drainage issues. This should be addressed during the site plan review.

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Chairman McAllister thanked the public for their time and for coming out to inform the Board of their concerns. Chairman McAllister stated that all concerns will be addressed and drainage issues will be reviewed by MRB.

Mr. Horschel asked if all attendees will get a copy of the minutes and the Clerk stated the minutes will be posted on the Town's website (www.townofsweden.org) or you may stop by the Town office for a copy after the minutes have been approved. Mr. Minor added that the Brockport Seymour Library has Internet access for those people who need it.

Mr. Horschel added a final comment which was that he didn't see a culvert located south of his barn about 200 ft. on the plans. The stone and concrete culvert restricts the flow of water and acts like a detention basin. For small rainstorms, the culvert will fill half full due to fractured limestone on either side of the culvert and the water will go down into the ground without ever crossing the field. After a severe rainstorm, the water will fill to the top of the culvert and creep across the field; the invert on the culvert is lower than the elevation on the field. Mr. McCracken is renting the land and offered to clean out the swale to see if that will help.

Dan Tozer, 889 Beadle Road – Please see attached copy of an email sent to the Planning Board office.

Moved by Mrs. Bahr, seconded by Mr. Williams, to adjourn the public hearing to the regular meeting.

Ayes – 6

Chairman McAllister asked Mr. Matt if he would research this parcel to locate any field (clay) tiles that were put in. Monroe County Soil & Water may be able to help with maps. Chairman McAllister asked if the Avery property was higher than the property across the street. Mr. Matt stated it appears so, and that the culvert was put in wrong so the water fills up first before it spills out.

Mr. Matt stated wells are not required to be tested because the lots are all over 5 acres, except for three or four lots which is under the minimum for testing. Mr. Matt is researching some existing wells for depth and pressure data. There has been some discussion regarding extending the water line which is not too far from the site.

Mr. Matt added that the lots were kept larger so as to keep the subdivision rural and with the character of the neighborhood.

Notice of Intent to Become Lead Agency – Village of Brockport

The Town of Sweden Planning Board is in agreement with the designation of the Village of Brockport Planning Board becoming Lead Agency for the Sunflower Landing proposal.

Moved by Mr. Minor, seconded by Mr. Williams that the meeting be adjourned at 8 p.m.

Planning Board Secretary