

**TOWN OF SWEDEN  
Planning Board Minutes  
April 11, 2011**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 11, 2011, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Arnold Monno

Also present: Kris Schultz, P.E., James Glogowski, L.S., Michael Cunningham, Ralph Breitenborn, Diane and Dave Beaty, Robert and Julie Hill, Kevin Johnson, Jean Snitchler, Warren and Linda Becker, Thomas Bidwell

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

Correspondence was passed to members for review.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the minutes of March 28, 2011, be approved.

Ayes – 6

Moved by Mr. Strabel, seconded by Mr. Dollard, that the regular meeting be adjourned to the public hearing.

Ayes – 6

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

**Snyder Subdivision –Lot 6 Amended Site Plan. 1550 Reed Road. 128.02-1-31**

Mr. Kris Schultz addressed the Board on behalf of David Matt. This application is an amended site plan, which means this project was previously approved for building. His clients are planning to build a storage barn, which was not originally included on the approved plans and requires an amended site plan approval. Also, his clients have purchased adjacent lots. The original house and leach system are the same as what was originally approved. The driveway access will be off Reed Road. A possible option in the future includes the house being relocated to take advantage of the additional lands purchased, which would include a resubdivision of the three parcels. If that happens, the application will once again come before this Board for review.

Chairman McAllister asked if there were any questions, concerns or comments relative to this application.

Kevin Johnson, 1550 Reed Road – Mr. Johnson asked he doesn't object to the barn, but wants to know what the use of the barn will be and that it will not be a commercial use.

Mr. Schultz stated that there would not be any commercial use. The barn is for the client's personal equipment, i.e., tractors for farming operation. Mr. Johnson asked what if he should see truck traffic, etc. Mr. Shultz stated the Town should be notified immediately. Mr. Johnson explained that the previous owner had plans to have a storage building for his business.

Linda Becker, 1503 Reed Road - Ms. Becker asked what is the approved zoning for the other lots.

Mr. Schultz stated the zoning for all the lots is residential/single-family dwellings, not multiple-family dwellings, apartments or town houses, etc. A single-family dwelling can be used as a rental.

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Kevin Johnson, 1550 Reed Road – Mr. Johnson asked what a barn that size would be used for.  
Mr. Schultz stated Mr. Hill would be storing farming equipment, i.e., tractors, etc.

Tom Bidwell, 1574 Reed Road – Mr. Bidwell stated he lives right next to the applicant's property. He is concerned with exterior lighting on the barn that may shine in his home.  
Mr. Schultz stated there would be no exterior lighting.

Dave Beaty, 1537 Reed Road – Mr. Beaty lives across from the property and has no objection to the proposed barn for agricultural use, however, what if Mr. Hill decides to switch from farming to a commercial business.  
Chairman McAllister stated Mr. Hill would require additional approvals to do that.

Chairman McAllister asked if there was an elevation drawing for the barn. Mr. Shultz stated he didn't have one, but it will be a typical steel barn construction.

Warren Becker, 1503 Reed Road – Mr. Becker asked if the barn would be used for other things besides equipment storage, i.e., grain dryers, etc.  
Mr. Hill stated he only has three tractors and there will be no grain storage, dryers.

Diane Beaty, 1537 Reed Road – Ms. Beaty asked if there would be a gas pump on the land for the tractors.  
Mr. Hill stated there would be an exterior fuel pump. Mr. Schultz added that there is a containment process for new tanks. Chairman McAllister added new tanks are easy to monitor and are required to be registered with the NYS DEC.

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

Ayes – 6

**Cunningham Subdivision and Site Plan. 1091 White Road. 097.02-1-14.13**

Mr. James Glogowski addressed the Board.

Mr. Minor expressed his disappointment that the **North arrow** was not included on the plan as requested at the last meeting. **Mr. Glogowski will make that update by the next meeting.**

Mr. Glogowski continued by stating, since the last meeting, the location of the septic system was moved farther down the hill as requested by MC DOH because it was too close to an existing well. The location of the house was also changed and the garage moved to the west side.

**MRB Comments**

1. Sight distances for the curb cut have been added to the plan, 500 ft. to the west, 600 ft. to the east.
2. Disturbance of land is 8/10's of an acre. SWPPP has not been completed yet. Mr. Glogowski would like to discuss with NYSDEC.
3. MC DOH is required to review and approve the septic system. A copy is required to be sent to the Town.
4. Water service size and calculations have been submitted to MCWA and approved. A copy will be forwarded to the Town Engineer.
5. The Agricultural Data Statement has been added to the plan.

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6. A bump out has been added; 20 ft. wide by 50 ft. long.
7. The proposed (not existing) pole barn has been added to the plan.
8. Notes 1, 2, and 15 have been revised.

Fire Marshal Comments

- Section 511 requirements are attached to the comments. Discussion followed regarding design of the driveway per fire code and what type of emergency apparatus would be used. More discussion is necessary.

DRC Comments

- Mr. Glogowski explained the plans were submitted to MC DOH, but were not approved due to their request to move the septic system. **Plans need to be resubmitted to MC DOH.**
- The wetlands still have to be addressed with NYS DEC.
- National wetlands inventory does not affect this plan due to the location of the house being up on the hill. Mr. Minor asked if a 100 ft. buffer should be shown on the plan. Mr. Glogowski stated if it is a State wetland, then yes, if a Federal wetland, then no.
- Other comments refer to previous plan design and perc tests. **New perc data needs to be added to the plan.**
- There is no monumentation in the area.
- No well water.

**Mr. Dollard requested the owner's address be corrected to read Gilmore Road.**

Chairman McAllister asked why Note #2 had X's on it. Mr. Glogowski stated the comment didn't apply to the County because it is a Town road. **The Board requested that this comment be removed and if there is a Town applicable note to add it.**

Mr. Glogowski will make the above updates for the **May 9, 2011**, meeting.

**Snyder Subdivision –Lot 6 Amended Site Plan. 1550 Reed Road. 128.02-1-31**

Chairman McAllister continued review of the application. The Town Engineer is ready to sign once the SWPPP/NOI has been submitted and reviewed.

Mr. Schultz submitted the SWPPP and NOI to the Board.

MRB Comments (Response to letter dated May 7)

1. SWPPP has been done.
2. Silt fence detail has been added to the plan.
3. MC DOH will need to review when septic system location is revised.
4. Plans were submitted to MC DOT as requested and comments have been addressed.
5. Town of Sweden mailbox detail has been added to the plan.

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DRC Comments

1. Standard comments addressed regarding agricultural operation and preserving as much greenspace as possible.
2. The design engineer is responsible for the driveway specifications per the Town of Sweden fire code. Typically a 12-inch stone base is adequate enough to handle any emergency vehicle.

Chairman McAllister asked for clarification regarding if the proposed barn/workshop uses the water service from the existing well. Mr. Schultz explained if the water is going to be used for a powder room then there is potential discharge of hazardous water. The applicant is planning to have an outside spicket or frost free line for use of water.

Chairman McAllister reiterated from the public hearing that there is no commercial activity planned for this property.

Mr. Schultz stated that the driveway is 16 ft. wide so it doesn't need to have a bubble.

Moved by Mr. Hale and seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for an amended site plan for the Snyder Subdivision, Lot 6, located at 1550 Reed Road; and

WHEREAS, the Planning Board held a public hearing on April 11, 2011, and all persons wishing to be heard were heard; and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Monroe County Department of Planning and Development, Environmental Conservation Board, and the Fire Marshal;

NOW, THEREFORE, BE IT RESOLVED, the Planning Board determines that the Snyder Subdivision, Lot 6, is an unlisted action which will not have a significant impact on the environment,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Snyder Subdivision, Lot 6, amended site plan be approved contingent upon the required signatures being obtained, and the Chairman authorized to sign.

*Mr. Minor asked when the original site plan was approved and if it should be referenced on the amended site plan. Mr. Schultz explained that it is referenced on the plan in the signature block.*

Ayes – 6

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

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**Planning Board Clerk**