

TOWN OF SWEDEN
Planning Board Minutes
April 12, 2004

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 12, 2004, 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: Jerry Foster-Environmental Conservation Board, James Oberst, Town Engineer, Charles Sanford, Fire Marshal, Kris Schultz, Marc Romanowski, Al Spaziano, Sean Cliff, Daniel Homa, Nancy Bartlett, Dan and Susan Carlson, Ed and Mildred Killingbeck

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

Correspondence passed to members for review.

Moved by Mrs. Bahr, seconded by Mr. Minor, that the minutes of March 22, 2004 be approved.

Ayes – 6

Moved by Mr. Hertweck, seconded by Mr. Williams, 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.

Northview Subdivision & Site Plan – Section I. Fourth Section Road. 083.01-1-27

Engineer Kris Schultz distributed updated copies of Section I. Lot 120 is the largest lot in this section, but is narrow with a front setback of 30 ft. The required front setback is 40 ft. MC Water Authority, Pure Waters, MC Health Department and the Town Engineer have reviewed the plans. Mr. Schultz stated he would be happy to answer any questions at this time.

Ed Killingbeck wanted to know if there would be a turning lane on each side of the road. Mr. Schultz indicated that there would be a widening of the shoulder on both sides with a turning lane from both directions to enter the site. The plan is to add additional paving to the already paved area resulting in four lanes of traffic. Mr. Killingbeck also asked if the ditches would be dug deeper or a pipe put in and covered with dirt. Mr. Schultz commented that all of the improvements will be in the R.O.W. so as not to use private property. This will result in better looking improvements.

Nancy Bartlett explained the difficulty she's had with MC Water Authority and how her home was flooded last May. Mr. Schultz added the MC Water Authority has the ability when opening up a hydrant to hook a hose to the hydrant to direct the water flow. Ms. Bartlett also has experienced a problem with parking on the shoulder; cars have fallen in the ditch. Mr. Schultz indicated that the State DOT carefully watches over the design of the road, pavement and drainage improvements. Ms. Bartlett asked if there would be a traffic light at the entrance. Mr. Schultz stated no because the intersection wasn't determined to be a high risk for safety. Ms. Bartlett stated it's becoming increasingly difficult to get out of her driveway with the

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increase in traffic. She also asked how many lots were planned for this section. Mr. Schultz stated twenty.

Susan Carlson stated she brought a copy of her letter from last June expressing concern over her eastern lot line and the road leading into the subdivision. Mrs. Carlson asked what plans have been made to help with the increased traffic and the car's headlights shining into their home upon entering the subdivision. Mr. Schultz explained that the R.O.W. was located and shifted further in, and if permitted, Mr. Northrup would like to move the Carlson's driveway to a better, flatter location. As far as buffering, the situation was discussed with Mr. Northrup, and if the planting of some pine trees will help, Mr. Northrup will be more than willing to take care of that. Mr. Schultz stated Mr. Northrup will honor his word.

Mrs. Bartlett asked about the location of Lot 120's house. Mr. Schultz explained it will basically line up with the Carlson's house.

Mrs. Carlson thanked Mr. Schultz for the sidewalks. Mr. Schultz gave credit to the Board. Mrs. Carlson asked when will building begin and will the barn be taken down. Mr. Schultz stated building will begin as soon as the warmer weather is here; around May 1st. Chairman McAllister stated that Mr. Northrup is still waiting to receive written approval from SUNY for the sewer extension before breaking ground.

Mr. Killingbeck asked if there would ever be another entrance into the subdivision. Chairman McAllister explained that after the first 100 homes are built, a second entrance will be added off of Redman Road.

Discussion took place regarding the sanitary sewer that is being put in. Mr. Schultz explained that this is a benefit to the existing property owners because it may be less expensive to create a new sewer district than to repair an existing leach field.

Mr. Killingbeck asked if there will be sewer available on the south side. Chairman McAllister stated for the south side to hook in, the sewer line would have to come up the main entrance into the subdivision. Mr. Hertweck explained Lot 120 will get sewer service by use of a lateral.

Ms. Bartlett asked about the water service. Will MC Water Authority handle the water service? Her concern is water pressure. Mr. Schultz explained MC Water Authority did a lot of testing and reviewed extensively the water service to ensure this development isn't going to take away any water from existing homes.

Mr. Oberst stated the main concern with the water service was fire flows through the subdivision. It was recommended to upsize the main to a 12 inch on Long Point Lane. Mr. Oberst added conditions will improve as each section of the subdivision is developed.

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

Ayes – 6

The Woods at Sable Ridge. Between Rte. 19 and Redman Road. 083.04-1-15.2, 14.1, 5.11, 1.2
Chairman McAllister reviewed the application packet to confirm that all necessary forms were included. Mr. Marc Romanowski represented Phillips Lytle at tonight's meeting. Mr. Al Spaziano was in attendance. Mr. Romanowski requested three things for tonight:

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- Accept for Review of project
- Public Hearing date scheduled for cluster development approval
- Establish lead agency and proceed with a coordinated SEQR review

Mr. Romanowski stated this is a reduced size project. Exhibit B has full size copies of the site plan. Exhibit B is the document that identifies how the applicant would like to develop this lot. The applicant would like to see three phases of the project with each phase involving the development of two or up to three different types of housing units. This is what makes this project so unique. The types of housing will include traditional single family residential homes, town homes and patio homes. The prime development will start off of Redman Road and develop east towards Lake Road. As discussed at a previous meeting, there will be a temporary emergency access roadway off of Lake Road for purposes of emergency services. This emergency roadway won't be fully developed until we get to Phase III.

The total scope of the project is 256 units: 86 single family homes, 53 patio homes and 117 town houses spread in various locations. The first phase will have 26 single family homes, 44 town houses and 39 patio homes. The second phase will have 39 single family homes and 59 town houses. The third phase will have 21 single family homes, 14 patio homes and 14 town houses.

Mr. Romanowski stated electricity and gas are readily available off of Redman and Lake Road. As far as water, the applicant will work with the Town to tie in off White and Redman Roads. Lastly, the sewer will come from the north side of the Community Center to avoid having to deal with a pumping station.

Chairman McAllister confirmed that the applicant is seeking an overall acceptance of the whole development. Mr. Romanowski agreed and stated the reason is to avoid any concerns over segmentation; these are three related phases. Mr. Romanowski added that the applicant is not in any position to do any development of the northern parcel due to the Rte. 531 extension.

Moved by Mr. Hale, seconded by Mr. Williams, that The Woods at Sable Ridge subdivision be accepted for review.

Discussion took place and it was determined that the Board will need to have available 10 days prior to the public hearing a subdivision plat with angles and bearings identified as well as the size of the lots labeled. Mr. Romanowski agreed and added the applicant is looking to do a site plan review as part of the final plan approval process.

Ayes – 6

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

WHEREAS, representatives of the applicant have submitted application materials including plans, a Long Form Environmental Assessment Form (“EAF”), a list of involved and interested agencies, and supporting reports; and

WHEREAS, the project proposed by WSR LLC appears to be a Type I action under the State Environmental Quality Review Act (“SEQRA”); and

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WHEREAS, it is important for this Board and other involved agencies to coordinate their review of the application;
and

WHEREAS, this Board is willing to act as SEQRA Lead Agency according to applicable regulations.

NOW, THEREFORE, be it

RESOLVED, that the Board declares its interest and intention to act as SEQRA Lead Agency for this project; and be it further

RESOLVED, that the letters shall be forwarded to the other involved agencies to request the concurrence of those agencies that the Board should act as SEQRA Lead Agency; such letters shall include a copy of the EAF and such letters shall request a response on or before **May 17, 2004** indicating whether other involved agencies have any objection to this Board acting as SEQRA Lead Agency.

Ayes – 6

Attached is a copy of the mailed letters to the involved and interested agencies.

The Public Hearing will be held on May 24, 2004 (subject to change depending on the availability of the high school auditorium).

Northview Subdivision & Site Plan – Section I. Fourth Section Road. 083.01-1-27

Moved by Mr. Hale, seconded by Mr. Minor, that the subdivision and site plan of Section I of the Northview Subdivision, including the 30 ft. front setback on Lot 120 (pursuant to Town Law 278) be approved, contingent on approval by New York State of easements for the sewer lines crossing state property.

Mr. Minor suggested using more specific wording in the motion for the installation of the sewer or sewer designation. Discussion followed.

Ayes – 6

Whitecap Construction Conceptual Site Plan

Mr. Sean Cliff addressed the Board by stating he has property across from the Quarry that he would like to put a building on to store his equipment. Mr. Cliff distributed copies to the Board Members of a conceptual drawing prepared by Frank Churchill, P.E. Mr. Cliff stated the building would be located across from the Dolomite entrance. The remaining land would be left as farm field.

Chairman McAllister asked what is the operation of the shop going to be. Mr. Cliff stated he owns a construction company with several trucks and trailers, a bulldozer, and a backhoe, and needs a place to maintain this equipment. Mr. Cliff also asked for the Board's opinion regarding the rezoning of this property, which is currently both Retail/Commercial and Residential. Mr. Cliff would like to have the zoning changed to Industrial-3. Mr. Cliff's plan is to apply for rezoning as a joint application with the owners of the other two Retail/Commercial properties and have the zoning line changed to the eastern lot line of the parcels. Chairman McAllister thought that would be a wise idea especially with the type of business Mr. Cliff operates. Chairman McAllister advised Mr. Cliff to apply with the Town Board to have the zoning changed first, and then come before the Planning Board for site plan review.

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Mr. Cliff asked if there was any information regarding Dolomite getting water service. Chairman McAllister stated Dolomite has been putting away a substantial amount of money every year towards the reclamation program for the Quarry. Mr. Oberst added there are discussions right now between Dolomite and the Town to bring water service down Colby Street to Sweden Walker Road to Dolomite's entrance near Swamp Road.

Homa Resubdivision

Mr. Daniel Homa addressed the Board regarding his recently approved one-lot subdivision and site plan application with a future dedicated road. Mr. Homa stated he looked into the cost of a dedicated road and found it to be quite expensive. Mr. Homa asked if the dedicated road could be changed to a private driveway.

Chairman McAllister explained to Mr. Homa if his intention is to develop only the one lot, a private driveway could be done, but if his intention is to develop the other lots, a dedicated road is required. Over the past year, the Board has discussed with Arnold Carmichael, P.E. different options for this proposal. Without a dedicated road, 60 ft. of road frontage for each lot is required. For this project, 240 ft. of road frontage would be needed for the four lots proposed. Mr. Minor asked how much was the estimate for the dedicated road. Mr. Homa stated around \$120,000.

Chairman McAllister suggested looking at the 240 ft. across the front and designing the lots differently so that the 60 ft. strips would end at a point where the lots could be branched off more appropriately.

Mr. Homa thanked the Board Members for their time.

Wal-Mart Supercenter. Brockport-Spencerport Rd.084.01-1-14.112, 14.2, 14.12

Chairman McAllister noted that Wal-Mart sent a letter acknowledging the extension of the deadline for the DEIS. The letter states that "deadlines" shall be extended until 30 days after the date upon which the Board may complete and file the FEIS for the project (see attached copy of the letter).

Moved by Mr. Minor, seconded by Mr. Hertweck, that the meeting be adjourned at 9:20 p.m.

Ayes – 6

Planning Board Secretary