

**TOWN OF SWEDEN  
Planning Board Minutes  
April 25, 2005**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 25, 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, James Glogowski, David Matt, Bryan Powers, Michael Flanigan, Al Spaziano, Michael Veniskey, 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 Mrs. Bahr, seconded by Mr. Williams, that the minutes of April 11, 2005 be approved.

Ayes – 4

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

Ayes – 4

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.

**Merrill Estates Site Plan. Beadle Road – 3 Lots. 098.04-1-29.1, 29.2, 29.3**

Mr. James Glogowski addressed the Board and stated the property is on the north side of Beadle Road between Lake and Redman Road. The three lots will be serviced by wells, and perc tests indicate full raised septic systems are required. The Department of Health has reviewed the plans and is satisfied. The Town Engineer has reviewed the plans and submitted comments.

Charles Garlock, 536 Parma Center Road – Mr. Garlock is a prospective homeowner who is in support of the application. He grew up in Brockport and would like to relocate back.

Board Member Hale arrived to the meeting shortly after 7 p.m.

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

Ayes – 5

**Carol Maddalena Subdivision. 5360 Brockport-Spencerport Road. 085.01-2-24.1**

Mr. David Matt stated that the applicant currently owns 8.4 acres and is proposing to add 3.2 acres to it. The applicant already uses the additional land as a pasture for her horses and the spreading of manure.

Moved by Mr. Hale, seconded by Mr. Williams, that the Carol Maddalena Subdivision be accepted for review.

Ayes – 5

The Public Hearing will be May 23, 2005.

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**Merrill Estates Site Plan. Beadle Road – 3 Lots. 098.04-1-29.1, 29.2, 29.3**

Mr. Glogowski continued with this application and addressed the comments from the Environmental Conservation Board and the Town Engineer. Mr. Glogowski added that the only change made to the drawing on Lot 9C was to direct the swale to the northwest.

Mr. Hale noted that the subdivision map from two years ago references that the project site is  $\pm 2,400$  ft. from the Chapman Hazardous Inactive Waste Site. This note should also be added to the site plan. Mr. Foster, ECB, requested that the site plan should also include, "Although the waste site is labeled inactive, there is a plume of contamination moving to the northeast (detailed information is available at the Seymour Library)."

Moved by Mr. Hale, seconded by Mr. Hertweck, that having reviewed the environmental assessment form, comments from the Town Engineer, and the Environmental Conservation Board, the Planning Board determines that the Merrill Estates Site Plan, Lot 9A, 9B, 9C, is an unlisted action which will not have a significant impact on the environment.

Ayes – 5

Board Member Minor arrived at 7:15 p.m.

Chairman McAllister requested that the number 15 on the driveways should be labeled as the width, and the "bubbles" should also be dimensioned.

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

Mr. David Matt addressed the main concerns from the public hearing. The culvert is 200 ft. south of the Horshel property. It is a 3 ft. x 1 ft. box culvert made of concrete and stone.

Mr. Matt called Brown's Well Drilling to address the issue of low water. Brown's Well Drilling indicated that 1,000 ft. to 2,000 ft. on either side of Lake Road has good well water - quality-wise. There is also good water pressure in this area. Mr. Matt also spoke with Mr. Avery who has operated a dairy cattle farm since 1958 and has not had a problem with the water. The current wells are very close to each other so water is taken in from the neighbor's well, thus reducing the groundwater table. Throughout the proposed subdivision, the wells will be spaced farther than the existing ones. Mr. Brown stated the average distance for hitting water is 40 ft. to 60 ft. down.

As for the drainage concerns between 985 and 1007 Beadle Road, calculations show that they're getting 10 cfs in a 10-year storm, which will flood out. Once the two lots are built up and the winter crops are gone, and the fields grown in, the cfs will be 4.7 or a 50% reduction.

Chairman McAllister asked Mr. Matt if he had investigated as to whether there are field tiles located in the proposed development. Mr. Matt contacted Monroe County Soil & Water and the person in charge stated he was familiar with the Avery property and that there was no record of any tiles on that parcel. Mr. Avery has owned the property since the 1950's and has not used farm tiles. Mr. McCracken stated at the public hearing he would clean out the swale.

Mr. Matt addressed comments from the Town Engineer and Fire Marshal. Mr. Matt stated the lots are 5 acres for more and will require a 60-day review from the State. Mr. Oberst commented that a waiver will be required and Mr. Matt agreed.

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DRC comments were all addressed with the exception of #14 which states that direct points of access onto Rte. 19 should be minimized if not entirely eliminated given the availability of access from Beadle Road. Mr. Matt responded that the current plans show the access on Rte. 19 as minimized and discussions with DOT are taking place at the present time.

Mr. Hale asked about the subdivision containing Federal wetland and Mr. Matt stated the Federal wetland is located inside the State wetland and the applicant is staying clear of building anywhere near the wetland.

Mr. Minor asked what the build out is and Mr. Matt stated 10 to 15 years; building one at a time. Mr. Minor asked Mr. Oberst if the box culvert that flows to the north under Beadle Road is sized correctly. Mr. Oberst commented he just received the drainage calculations last week, and will address that issue during his review. Mr. Minor added that now is the time to correct/improve drainage concerns and protect the people from washouts. Mr. Minor also asked if the common driveways would have easements for future utilities. Mr. Matt stated yes.

Mr. Matt addressed the ECB's comments, and Mr. Foster stated he would like to see a frontage road along Lake Road. Mr. Matt stated he doesn't agree that putting a frontage road along Lake Road for all driveways to exit, thus decreasing the curb cuts on Lake Road is practical because the road is very hilly and only one access point would be saved. Mr. Minor asked for Mr. Matt to compare the two different ways and the amount of square footage used for each.

Moved by Mr. Hertweck, seconded by Mr. Williams, that having reviewed the PIF, comments from the Town Engineer, County Planning, Environmental Conservation Board, and the Fire Marshal, the Planning Board determines that the South Wind Subdivision is an unlisted action which will not have a significant impact on the environment.

Mrs. Bahr stated she was disappointed to see flag lots.

Mr. Minor would prefer to hear Mr. Oberst's review comments first regarding the drainage calculations.

Ayes – 5

Abstain – Mr. Minor

A final comment was made by Ms. Gallucci, who asked for clarification regarding the quantity of well water. If the water flows from the back of the existing homes and their water quantity hasn't worsened with the houses next to each other, how is it that developing the back of the land will not affect the quantity of well water. Chairman McAllister stated that Professor Hubbard at SUNY Brockport had done a study regarding this issue and that most of the water south of the escarpment is flowing in a east/west direction, not a south/north direction. Mr. Matt will review this issue and comment at the next meeting.

**The Woods at Sable Ridge. Between Lake and Redman Roads. 083.01-1-15.2. 14.1, 5.11, 1.2**

Mr. Bryan Powers and Mr. Michael Flanigan from Stantec (n/f Sear Brown) addressed the Board. Mr. Al Spaziano was also present.

Eight months ago, this project received preliminary approval for Phase I. The future 531 extension is reflected on the plans as a potential final alternative. As part of the development, there are three proposed storm water ponds shown. The streets in the development are for the most part proposed to be dedicated (single family/patio homes), and the townhouses will have private streets with access easements. There is a long sanitary sewer line

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that starts north of the Community Center and makes it's way down into the property, which will be gravity drained for about 75 percent of Phase I. For the remaining area, a pump station will be installed. There is also a long water main proposed due to no public water on Redman Road. It was requested that an access road for emergency vehicles be installed from Lake Road into the development. This road will be stone and be maintainable, and also serve as an construction access. The Town Engineer has reviewed the final plans; comments have been received and are addressable.

Mr. Powers asked for clarification if sidewalks in the development are an option or part of the subdivision regulations. Currently the plans do not provide for sidewalks in the development. If required, the developer will put sidewalks on one side of the road and only on the dedicated roads. Mr. Hale stated that the way the regulations are written, sidewalks are not optional and are required on one side of the road.

Chairman McAllister confirmed that a Type I, Neg Dec was already given before preliminary approval. Mr. Powers stated that the plans have been before all the agencies. Comments have been received from Monroe Count DOT, Monroe County Water Authority, and from the Health Department requiring only technical issues be addressed. A substantial design of the water main was completed during preliminary approval in order to make sure there was enough water pressure in the development.

Mr. Minor asked if the pond farthest east is part of Phase I. Mr. Powers indicated that pond is just off the edge of Phase I, but will be built as part of Phase I because Phase I drains to it. Mr. Minor also asked where does the water line end in the development. Mr. Powers indicated that it will start at Lake Road and follow the road to the townhouses and branch off and then continue on to Redman Road, and then loop back for Phase II and a proposed water extension to White Road. Mr. Minor asked for clarification on the stopping point for the gravity drain which Mr. Powers indicated was near the arrow referencing Phase I. The remainder will drain to a pump station that will pump back up to the gravity sewer. The pump is an above-ground suction pump that is covered by a box. It will have an alarm on it and be easily accessible. Mr. Hale asked if there was a back up power source. Mr. Powers stated there isn't a back up on it, but there is a means by which the Town can hook a generator to the pump. The pump station can go 24 hours without power. A similar pump is going into the Town Park.

Mr. Williams asked what would the deterrent be from entering the access road at Lake Road and Mr. Powers stated it will be a gated entrance. The developer will maintain the access road until a permanent road is built and dedicated to the Town.

As a taxpayer, a resident stated he would like to see the developer have a generator on the pump that automatically kicks in during an power outage, and that the developer consider a recreation area for the children to play.

Chairman McAllister asked the Town Engineer the status of this project. Mr. Oberst has finished reviewing the final plans and has made comments. The drainage calculations and storm water report still need to be reviewed. The Planning Board will need to see both the final Monroe County and State DOT comments.

Mr. Preston asked that a buffer area be provided between his parcel and the first 10 single family homes of Phase I. Mr. Powers stated a lot of expense has gone into improving the drainage along the back of the single family homes and Mr. Preston's property.

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**Cingular – Relocation. 4580 Lake Road.**

Mr. Michael Veniskey and Mr. Tony Praetti, Cell Ventures, addressed the Board. Cingular's lease is up the end of April, and they would like to move the business to Sweden Corners Plaza (The Village Donuts) which will require extensive remodeling. The proposal is to set up a temporary store in a trailer (picture shown to Board) for a 30 to 60 day period, which would be located in Sweden Corners Plaza. The landowner has approved the trailer to be on the premises.

Chairman McAllister stated there is nothing written in our code permitting a trailer in a commercial district. The Planning Board doesn't make or change the rules, just enforce them. Discussion of possible other sites for their business took place.

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

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**Planning Board Secretary**