

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 28, 2003, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

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

Absent: David Hale and Edward Williams.

Also present: Jim Oberst – MRB, Jerry Foster and Whitney Autin – Environmental Conservation Board, Mr. & Mrs. Harry Shifton, Jim Glogowski, Kris Schultz and James Northrup.

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

Correspondence passed to members for review.

Moved by Mr. Hover, seconded by Mr. Hertweck, that the minutes of April 14, 2003 be approved as amended:

- On page one, the corrections to the minutes of the March 24, 2003, the second bulleted item should read:
On page four, during additional discussion of the Wal-Mart Supercenter review, Mr. Hover's concern about "20 percent vacancy in retail properties" should read "20,000 sq. ft. chronically vacant." That statistic should be referenced to page 15 of the TOWN OF NORTH ELBA PLANNING BOARD STATEMENT OF FINDINGS AND DECISION PROPOSED WAL-MART STORE, dated January 9, 1996.

Ayes – 4

Abstain – Mr. Monno

Moved by Mrs. Bahr, seconded by Mr. Hover, that the minutes of April 21, 2003 be approved.

Ayes – 5

Schultheis Subdivision & Site Plan. W. County Line Road. 067-04-1-1.121

James Glogowski presented plans to subdivide an existing house and barn complex from a large parcel to an approximate 2-acre lot. The remaining lands, approximately 18 acres, would be approved for building a single family home.

Mr. Glogowski said the new house will need a modified raised fill system. The existing house has a standard septic system.

Mrs. Bahr asked if the existing standard system failed, would the 2-acre lot be large enough to put in another system, especially if a new system had to be a modified or raised fill system?

Mr. Glogowski replied that the system would be replaced with another in-ground system.

Mr. Hover said the replacement would have to be in accordance with today's standards.

Chairman McAllister said the issue will be addressed during the review.

Moved by Mrs. Bahr, seconded by Mr. Hover, that the Schultheis Subdivision and Site Plan be accepted for review.

Ayes – 5

The Public Hearing will be held June 9, 2003.

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

Kris Schultz presented an overall subdivision plan for 220 lots, and a plan for Section I with 21 lots. There have been some changes since concept plans were presented to the board on September 23, 2002. Mr. Schultz said changes were due mainly to the location of the lift station and Moorman Creek.

The lift station will be built during Section II. Gravity sewer will serve Section I. Mr. Schultz said the lift station design includes the capability of serving the park and Swartout property development – basically another subdivision of similar size. The development will require two wet well structures, however, enough rock will be removed for two additional wet wells. According to Mr. Schultz, town plans for a sewer line extension project are progressing.

Wetlands and buffers have been delineated leaving a triangular piece of land on the northwest side that Mr. Schultz said is not really developable. The applicant will consider a conservation easement to the Town. Mr. Schultz said the area could be a natural extension of the park.

The location of soccer fields at the Town Park have been added to the plans. Pedestrian access points from the subdivision to the park have not been determined yet. The hedgerow along the east side of the subdivision bordering the Town Park will be preserved as much as possible.

There will be one large drainage facility built during Section I. All run-off will be directed there through an already existing swale which will be replaced by pipe during the development of each subsequent section.

Sidewalks are proposed along one side of the road.

Mr. Schultz the lot on the south east corner of the site doesn't conform to town requirements if the front of the lot is considered to be on the west side (the driveway will be built accessing the main subdivision road) instead of at the south side on Fourth Section Road. The applicant is considering using that lot as a site for a model home. It is an odd-shaped lot, but large enough for a home. Mr. Hover asked if the applicant would be willing to give up that lot. Mr. Schultz indicated probably not, he thinks it's a good site for a model home – highly visible.

State DOT has already submitted one letter requiring heavy duty stabilized shoulders on Fourth Section Road. Mr. Schultz said the State DOT does not want the second entrance on Fourth Section Road as proposed on the original concept plan because it is too close to the first entrance. That will leave an "exception parcel" that may be purchased by neighbors in the future or become a single family home lot accessed by Fourth Section Road.

There was some discussion about a second access. Mr. Schultz said that if a second access couldn't be made through the Swartout property, perhaps it could occur through the Town Park. Mr. Hover expressed serious reservations about that kind of traffic through the park.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Northview Subdivision and Site Plan be accepted for review pending receipt of the SEQR action of the Sweden Town Board.

Ayes - 5

The Public Hearing will be held June 9, 2003.

Merrill Estates Lot 9 Resubdivision. Beadle Road. 098.04-1-29.

Mr. Glogowski presented a mylar with the correction of the name Mumpton and the Town Engineer's signature.

Moved by Mr. Hertweck, seconded by Mrs. Bahr, that the final public hearing be waived, the Merrill Estates Lot 9 Resubdivision be granted final approval and the Chairman be authorized to sign the mylar.

Ayes - 5

Harnischfeger Subdivision & Site Plan. 6111 Lake Road. 113.02-1-7.

The approved plans had not been filed with the County before the 60-day period expired.

Moved by Mr. Hover, seconded by Mr. Hertweck, to authorize the Chairman to update his signature on the Harnischfeger Subdivision and Site Plan.

Ayes - 5

Other. Mr. and Mrs. Harry Shifton presented a petition with 500 signatures opposing the proposed Wal-Mart Supercenter.

As May 24, 2003 is the observance of Memorial Day, the Planning Board decided to hold its second meeting of May on May 19, 2003. The Planning Board will hold a workshop on May 5, 2003.

The meeting was adjourned by motion at 8:40 p.m.

Planning Board Secretary