

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 13, 2002, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7 p.m.

Members present: Craig McAllister, Edward Williams, William Hertweck, Terrin Hover, David Hale, and Arnold Monno.

Absent: Ellen Bahr.

Also present : Jim Oberst – MRB Group, Jerry Foster – Environmental Conservation Board, Charlie Sanford – Fire Marshall, Don Carpenter, Doug Eldred, Bob Zatycki, Steve Rice, Scott Eldridge, Blake Henderson, Lynn Schleede, Mary Kay Genthner, Linc Swedrock, Sean Cliff, Shawn Bray, Walter Eisenhauer, Don Grentzinger, Mark Heitz, Gordon Vigilante, Richard Vigilante, Cory Greene, Mary Battisti, Joseph Romano, Fred Corell, Jerry Watkins, Dave Marinelli, Kenny Morgante, David Hertford and others.

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

Correspondence passed to members for review.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the minutes of April 22, 2002 be approved.

Ayes – 4

Abstain – Mr. Monno

Mr. Williams arrived.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the minutes of April 29, 2002 be approved.

Ayes – 6

Moved by Mr. Monno, 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 the affidavit of publication. The Chairman asked if there were any questions or comments from anyone present at the Public Hearing.

**HARNISCHFEGER SUBDIVISION AND SITE PLAN.** Lake Road. Tax Acct. No. 113.02-1-7.

Engineer Don Carpenter presented plans for a single lot residential subdivision. The property has received two variances from the Zoning Board of Appeals for total area and lot depth.

There were no public comments.

**LEDGEDALE AIRPORT AMENDED SITE PLAN.** 2400 Colby St. Tax Acct. No. 084.04-1-39.

Engineers Shawn Bray and Mary Kay Genthner presented plans for the construction of a storage building and the expansion of the apron. The project will be done in two phases with the construction of the storage building scheduled for this year; the apron construction is scheduled for next year.

Mr. Gordon Vigilante spoke on behalf of himself, Richard Vigilante and Dave Marinelli. The three men own a 40-acre property adjacent to the airport property and are concerned about drainage problems. Mr. Vigilante said the elevation of the airport is sending water off its north side onto his property and is artificially raising the water table.

Mr. Vigilante suggested that a drainage pipe or pump station be installed to correct the problem, or that the owner of the airport purchase his property. Mr. Vigilante submitted photographs to the Planning Board. Mr. Vigilante's land is rented to a farmer, Randy Robb. Mr. Vigilante said Mr. Robb had difficulty harvesting the land last year due to poor drainage.

Mr. Donald Grentzinger said that he works for Randy Robb and that the south edge of the farm is too wet and that it hasn't always been that way.

Mr. Walter Eisenhower said that the water does not run from his airport property onto the Vigilante property because a raised hedgerow prevents the flow.

Mr. Vigilante said he is also concerned about the airport buildings being so high on the site that they are visible for a long distance.

Mr. Bray said that the airport does have a fill permit and that bedrock is right below the surface. He said that the majority of the drainage from this project will run south, not north towards the Vigilante property.

Mr. Sean Cliff said that he also owns land in the area and hunts in the area and that the water does not cross from the airport onto land to the north.

Mr. Fred Corell asked what the purpose of the proposed building is.

Mr. Eisenhower replied that it is for the storage of equipment.

Town Engineer Jim Oberst will meet with Mr. Eisenhower and his engineers and the Vigilantes at the site to discuss resolution of the drainage situation.

**MPH SUBDIVISION AND SITE PLAN.** Brockport Spencerport Rd. Tax Acct. No. 084.02-2-25. Engineer Cory Greene presented plans for a single family residence on a 37-acre parcel.

Mr. Joseph Romano asked about the location of the driveway and about federal wetlands on the site.

Mr. Green said the wetlands have been noted on the plans.

Mr. Romano asked if there would be more houses later.

Mr. Greene said the applicant has no plans for future subdivisions at this time. He also said that farming activities will continue on part of the land.

Mr. Romano said that it is very difficult to access Brockport Spencerport Road from driveways in that area. He said that the road is dangerous due to high speeds. He feels the speed limit should be reduced.

Moved by Mr. Monno, seconded by Mr. Hale, to adjourn the Public Hearing to the regular meeting.

Ayes – 6

**CONCORDIAN LUTHERAN CHURCH AMENDED SITE PLAN.** 6605 Fourth Section Road.  
Tax Acct. No. 083.02-1-14.

Mr. Fred Corell presented plans for an open 24' by 50' picnic pavilion with a concrete floor.

The Planning Board reviewed the original site plan which did not contain much detail.

Mr. Corell agreed to submit a revised site plan and a Project Information Form by May 24.

Moved by Mr. Hale, seconded by Mr. Williams, that the Concordia Lutheran Church Amended Site Plan be accepted for review.

Ayes – 5

Abstain – Mr. Monno

The Public Hearing will be held on June 10, 2002.

**NORTH COAST AUTOMOTIVES AMENDED SITE PLAN.** 5600 Brockport Spencerport Road.  
Tax Acct. No. 084.02-1-3.

Owner Kenny Morgante presented site, lighting and landscape plans. Mr. Morgante said he has been working with the Monroe County Health Department to redesign his septic system.

The plans need to be signed and dated by the surveyor/engineer.

The relocation of the septic system needs to be added to the plans.

Moved by Mr. Hover, seconded by Mr. Hertweck, that the North Coast Automotives Amended Site Plan be accepted for review.

Ayes – 5

Opposed – Mr. Monno

Mr. Monno stated that he opposed accepting the project for review because the plans were not signed by the surveyor and the location of the filtration system was not on the plans.

The Public Hearing will be held on June 10, 2002.

**IROQUOIS ROCK PRODUCTS AMENDED SITE PLAN.** 5251 Sweden Walker Road.  
Tax Acct. No. 099.02-1-4.

Engineer Doug Eldred said that all comments from the last meeting have been addressed and the Health Department has signed the plans. He has supplied a copy of the Mining Permit, the federal wetland map, revised elevations, and truck traffic counts.

Note 14 was changed from straw bales to silt fence, a fuel waste oil tank note was added to the plans and the wetland name was added to the plans.

Mr. Eldred agreed to send the board a memo clarifying the weight restrictions on Colby Street. Mr. Monno also asked for clarification of what the weight limit is on unrestricted roads.

Mr. Eldred said he had contacted the Monroe County Department of Transportation to urge repair of Sweden Walker Road. The Planning Board agreed that the Town of Sweden should also request repairs to the road.

Mr. Hale noted that while traffic will increase on Sweden Walker Road, some traffic will be reduced on Owens Road and Route 31.

Mr. Hover stated that Owens Road seems better suited for this type of traffic. He said that adding 44 more truck trips per day onto Sweden Walker Road is a significant concern.

Moved by Mr. Williams, seconded by Mr. Monno, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning, and the Environmental Conservation Board, the Planning Board determines that the Iroquois Rock Products Amended Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 5  
Opposed – Mr. Hover

Moved by Mr. Williams, seconded by Mr. Monno, that the Site Plan be approved and the Chairman be authorized to sign the mylar.

Ayes – 5  
Opposed – Mr. Hover

**LAKE ROAD PLAZA AMENDED SITE PLAN.** 4655 Lake Road. Tax Acct. No. 083.08-2-9. Jerry Watkins presented an amended façade plan showing the Dollar General Sign, the location of a Bill Gray's restaurant, a dumpster enclosure and a north end façade treatment.

The proposed dumpster enclosure is stockade fencing. Chairman McAllister stated that the Town does requires more significant material than wood for a dumpster enclosure. Mr. Watkins agreed to change the dumpster enclosure to cinder block construction and to paint it to coordinate with the building.

Fire Marshall Charlie Sanford said a Knox Box system has been installed in front of what will be Bill Gray's.

Mr. Watkins said the parking lot will be re-stripped with 10' x 20' spots as required by Town Code.

Moved by Mr. Hale, seconded by Mr. Hover, that having reviewed the Project Information Form, comments from the Town Engineer and the Town Fire Marshall, the Planning Board determines that the Lake Road Plaza Amended Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Hover, that the Lake Road Plaza Amended Site Plan be approved contingent upon:

- dumpster material changed to cinder block
- outline of the footer of former supermarket added to plans

- addition of signature block for Town Engineer, Town Fire Marshall and Planning Board Chairman

and the Chairman be authorized to sign the mylar.

Ayes – 6

**NORTHRUP REZONING APPLICATION.**

The Planning Board supports the Town Board's decision to act as Lead Agency during the SEQR process. The Planning Board would like to participate in developing a scoping outline for the project.

**COMPREHENSIVE PLAN UPDATE.**

Moved by Mr. Hale, seconded by Mr. Hertweck, to recommend that the Sweden Town Board adopt the Final Draft of the Comprehensive Plan with consideration for the suggested revisions that came out of the Planning Board Public Hearing held on April 29, 2002.

Ayes – 6

**HARNISCHFEGER SUBDIVISION AND SITE PLAN.** Lake Road. Tax Acct. No. 113.02-1-7. Engineer Don Carpenter submitted revised plans that show the approximate limits of the brush that will remain on site.

He addressed Mr. Oberst's comments to:

- show 50 percent septic system expansion area
- show the water system
- add the variances to the notes.

Mr. Carpenter will change the straw bale note to silt fence.

He has not applied for a state driveway permit yet.

Moved by Mr. Hale, seconded by Mr. Williams, that having reviewed the Project Information Form, comments from the Town Engineer, the Environmental Conservation Board and County Planning, the Planning Board determines that the Harnischfeger Subdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Hover, that the Harnischfeger Subdivision be given preliminary approval.

Ayes – 6

**LEDGEDALE AIRPORT AMENDED SITE PLAN.** 2400 Colby St. Tax Acct. No. 084.04-1-39. Engineer Mary Kay Genthner reviewed MRB comments:

- determined there were no utility conflicts
- CMP culvert label changed
- added note about as-built plans

- added silt fence to plans
- submitted building material color palette
- added elevation contours to the watershed map
- added Time of Concentrations calculations

Mr. Bray said that the west pond is not built correctly . The contractor will fix it later in the spring.

Mr. Bray also said that the ditch on Sweden Walker Road south of Colby Street needs to be cleaned out to improve drainage in the area.

Ms. Genthner stated that the building will not have water, sewer or floor drains at this time.

Items that are outstanding:

- Change hay bales to silt fence
- More detail on building, perhaps just a brochure from the manufacturer
- Note that the floor will be crushed stone for now; possibly concrete in the future
- The fact that there is no lighting planned should be noted
- Information about the fuel tanks – quantity of fuel; type of tank; secondary storage plan will be supplied to the Fire Marshall

**MPH SUBDIVISION AND SITE PLAN.** Brockport Spencerport Rd. Tax Acct. No. 084.02-2-25. Engineer Cory Greene presented updated plans noting a significant change. The proposed driveway has been moved about 80 feet to the south and been reduced in width from 20 feet to 14 feet. Originally, the proposed driveway was going to be shared with the neighboring property owner. Mr. Greene said that the driveway is now located as close to the property line as the State DOT will allow.

Members of the Sweden Environmental Conservation Board met Mr. Greene at the site this morning to help delineate the wetland area.

Mr. Monno was concerned that crossing the water and gas lines under the driveway will mean problems in the future.

Mr. Greene said he designed the utilities to cross the driveway to minimize the impacts to the low areas.

Mr. Greene said the area where the house will be built is in a meadow with long grasses.

Mr. Greene addressed MRB and DRC comments:

- the note referencing a well was removed
- a water meter pit detail won't be added due to the take over of the Sweden water system by the Monroe County Water Authority
- the distance to the federal wetlands was shown
- the limit of disturbance was delineated (.07 of an acre)
- a bubble was added to the driveway
- the stopping site distance was added along with notes as required by the State DOT
- the house will be located in a Flood Zone C, not A
- an agricultural statement is on the plans

Outstanding items include:

- add 100 year flood plain line
- submit plans to DOT for driveway approval
- add note to protect existing vegetation to the extent possible

Moved by Mr. Hale, seconded by Mr. Williams, that having reviewed the Project Information Form, comments from the Town Engineer, County Planning and the Environmental Conservation Board, the Planning Board determines that the MPH Subdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Moved by Mr. Hale, seconded by Mr. Williams, that the MPH Subdivision be given preliminary approval.

Ayes - 6

The meeting was adjourned by motion at 10:05 p.m.

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Planning Board Secretary