

**TOWN OF SWEDEN  
Planning Board Minutes  
May 13, 2013**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 13, 2013, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Matthew Minor, Craig McAllister, Arnie Monno, David Strabel.

Absent: William Hertweck.

Also present: James Oberst, MRB, Jim Missell, Lee Sinsebox, Philip Miglioratti, George Lloyd, Marilyn Cornish, Fred and Terry Carbone, Sharon and David Ryan, Sharon Sage, Wayne Hartman, Alan Adams, Nelson Crosier.

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of April 22, 2013, be approved.

Ayes – 4  
Abstain – Mr. Monno

**Crosier Resubdivision and Site Plan. 4454/4446 Monroe Orleans County Line Road. 067.04-1-2.121, 2.122**

Mr. James Missell addressed the Board. He distributed updated maps. Mr. Missell is requesting a conditional final contingent upon the SWPPP report being approved. The MCDOH has signed the plans. The Town Engineer stated the plans are satisfactory except for the SWPPP report. The applicant has applied for a Town R.O.W. permit.

Mr. Monno questioned the roof leaders and the location of the cleanouts. Mr. Missell explained roof leader connections are shown and added a cleanout will be installed halfway, approximately 60 ft. The proposed roof leaders are ultimately being day lighted. Mr. Dollard requested Drinking Water Well Note #5 be clarified; letters are overlapping.

The County asked for multiple percolation tests. That's why both test results and locations are shown on the plans. One test was done north of the hedgerow and the other south of the hedgerow, which is the one the applicant is using. Mr. Monno questioned the septic system notes regarding the sand being cleaned. There should be a note that the sand brought for the leach field be "x" amount of minutes and be approved by Monroe County. Discussion followed. Chairman McAllister asked that a copy of the current County septic requirements be made an addendum to the plans. Mr. Missell agreed.

Mr. Monno requested Note #6, General and Utility, be deleted. Mr. Missell agreed and will delete it.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Crosier Resubdivision and Site Plan, located at 4454/4456 Monroe Orleans County Line Road, and

WHEREAS, the Planning Board determined on April 22, 2013, that the Crosier Resubdivision and Site Plan were unlisted actions which will not have a significant impact on the environment and granted the resubdivision Preliminary approval,

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**May 13, 2013**

NOW, THEREFORE, BE IT RESOLVED, that the final public hearing be waived, the Crosier Resubdivision be granted final approval and the Crosier Site Plan be granted final approval contingent upon the SWPPP Report being approved by the Town Engineer, Note #5 under the Drinking Water Well Notes be clearly stated, Note #6 under General and Utility Notes be deleted, the County septic system requirements be added to the plan, cleanouts added to the roof leaders, receipt of required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 5

**Patriot Landing Extension Resubdivision and Site Plan. Sweden Lane/4574 Lake Road. 083.08-1-5.1.**

Mr. Lee Sinsebox addressed the Board. He explained that the public hearing was held last month with an overall presentation of the project. Written responses to the Town Engineer's comments have been submitted. Chairman McAllister asked Mr. Sinsebox to go over all comments received.

Fire Marshal Comments

- He stated the Fire Marshal confirmed that there is adequate water pressure for emergencies.
- There are two water mains: one 10 inch and one 8 inch parallel, which are shown on the plans.
- Apartments will be numbered specifically as shown on the plans in case of an emergency. Buildings will be numbered starting with the existing buildings to the south. Each building will have a sign on the corner and each unit within the building identified.

ECB Comments – Reviewed the Project Information Form

- Two parcels are involved with one parcel having a strip of residential zoning and the remaining commercial. Is the residential acreage part of the project? Yes, it's all one tax parcel number with no intent to subdivide or develop separately. It will be used for a stormwater management facility, which is required, as part of the tax account number and project.
- The question was asked if the detention pond can be part of the residential zoning. The answer is yes, it's done all the time. The new Phase II regulations require stormwater management.
- Clarify the legends with the intent to show where trees are being preserved. The intent is to preserve all the trees around the perimeter of the site. The grading plan has been updated to show darkened trees as the trees that will be preserved.
- Clearly mark the stream corridor. Corridor has been identified with the trees along the corridor, which will be preserved and maintained.
- Concerns for a potential environmental hazard where contaminants were found in the soil nearby, and their migration to the site. Four tests were done, one at each building and one at the proposed detention area. Test results were sent to Paradigm. PCE's were found at less than .009 per million. The trigger to mitigate is set at 35 parts per million. The DEC has reported migration of the PCEs doesn't appear to be approaching the proposed site.

Mr. Sinsebox gave a brief summary of the ACE Cleaners site. He stated that the laundromat was putting waste material in the ground. Several tons of soil were removed to be tested. The site is still being monitored. They have found the plume has migrated to the north and east, approximately 300 ft. away. Mr. Sinsebox pointed out that the contamination was not done on the applicant's site and that the site will continue to be monitored for any future contamination or plume migration. Residents, if still concerned, can do similar testing on their properties.

Mr. Strabel arrived at 7:40 p.m.

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**May 13, 2013**

Public Hearing Comments

- Stormwater runoff – this site floods and water moves to the area of the creek. The project design is based on Phase II regulations to not impact the surrounding drainage shed areas; the pond will function as protection designed to meet DEC criteria. For the neighbors in the immediate area, the flooding that may occur is caused from the overall drainage shed, which will not be made worse with this project.

Stormwater Manager/Building Inspector Comments

- Divert some of the flow from the existing parking area into the pond. This will make the pond larger to control the runoff, which is pre-existing, and the applicant is not required to do this. The applicant can certainly do this with the Board's approval/recommendation.
- The existing stormwater plans do not show the forebay area and the berm between the forebay and the wet pool. This requirement can be waived under MS4 if the Town would like to keep the pond smaller.

Mr. Minor asked what the current rate of runoff is. The rate is measured in cubic feet per second. The rate of water into the pond is 1.45 cfs after the site is developed. The existing point of collection for a one-year storm is .48 cfs and for the hundred year storm, it is 3.25 cfs. The rate has to be equal or less than what exists. The runoff from the existing site is not included, but would have to be calculated. The pond could actually get bigger.

Mr. Monno questioned how the existing pollutant settlement would be affected with a 50 mph wind? Mr. Sinsebox stated it could make it better or worse. Mr. Monno thought it would make it worse.

Mr. Minor stated the drainage going into the pond would be from the rooftops and impervious surface, i.e., sidewalks, pavement. Mr. Sinsebox agreed and grass areas, too. He added drainage is being collected in the front and moves over to the storm sewer and then to the pond. Mr. Strabel asked if the existing apartments are all surface drained. Mr. Sinsebox stated yes.

MRB Comments

Mr. Sinsebox stated many of the comments were minor.

1. SEQRA Long Form was updated and submitted.
2. Project Information Form was resubmitted.
3. Lake Road is identified as NYS Rte. 19 on all plans.
4. The 35 ft. wide easement has been extended, which will show on the filed subdivision plat and site plan.
5. Access easement to the Town for stormwater management facility to allow legal access. An easement will be provided for the entire pond. Mr. Strabel stated the Town will require a maintenance agreement.
6. Easement maps and descriptions will be provided for the Town's review.
7. Reduced size plot of the colored elevation rendering has been submitted for the Board's review.
8. There will be two parking spaces per unit. The amount of parking spaces is 102; site data has been corrected. Garages are counted as parking spaces.
9. NYSDOT permit for the watermain tap at Lake Road will be obtained and provided. Existing buildings obtain their water from Sweden Lane and the proposed apartment buildings will obtain water from Lake Road. Electric service will be provided from National Grid and go underground. Mr. Strabel stated RPZs will need to get bigger if buildings are sprinkled. Mr. Sinsebox will discuss with Mr. Miglioratti.
10. The site is currently all asphalt. A cross-section detail has been added to the plans allowing an H-20 loading factor, as well as a crash-gate will be installed.

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**May 13, 2013**

11. Dumpster enclosure detail has been added to the plans (cream colored, vinyl fencing with gates). Mr. Strabel requested the detail show the other three walls.
12. Building/unit identification numbers have been added to the plan (same as Fire Marshal's comment).
13. Plans have been submitted to the appropriate utility companies for their information, review and approval.
14. Water service sizing calculations and service installation details have been designed in accordance with the MCWA's standards and are currently being reviewed. All correspondence will be sent to the Town. Currently, the MCWA has no issues, but that may change if the applicant sprinkles the buildings. If sprinkled, the design will be for a 13R System.
15. The master meter and RPZ may be located at or near the existing apartment building. When the MCWA approves the location, it should be noted on the plan. The size of the water service should be determined first in order to get the RPZ in process.
16. Any easements that may be required by the MCWA will be added to the plans.
17. All services and laterals that service the existing building will be located and shown on the plans.
18. Roof runoff detail has been added to the plans.
19. Runoff from some of the existing apartment site could be redirected to the pond, which will be made bigger to increase capacity. The developer requests direction from the Town. Discussion followed. Mr. Sinnebox will re-evaluate and get back to the Board and Town Engineer.
20. There are no known existing storm sewers on site.
21. Detail has been added to the plans showing the sewer connection to an existing manhole.
22. Town of Webster should be changed to Town of Sweden. Done.
23. The staging area for equipment storage, materials and vehicle parking has been selected and shown on plans.
24. Existing trees/hedgerow is the natural separation between the two projects. Trees will be preserved and some fencing has been added. Signage restricting access will be posted.
25. Construction access shall be from Sweden Lane and noted on the plans.
26. A "Fire Lane" note has been added to the plan.
27. Concrete washout location has been noted on the plan.
28. Detail/site specific sequence of construction has been provided on the plan under Notes 1 through 16. Mr. Miglioratti would like to finish the project before winter.
29. Note has been added to the plan addressing protection of existing inlets.
30. Topsoil stockpile locations have been identified. Dirt will not be removed from site.
31. An extension to the proposed silt fence has been shown.
32. Drainage swales will be lined with a straw mulch erosion mat and has been noted on the plan.
33. An access/maintenance road and detail has been provided.
34. NYSDEC General Permit, SWPPP, and MS4 requirements for this project have been provided.
35. A table listing all proposed landscaping material, size and quantities has been added to the plans.
36. "Dark sky" lighting note has been added to the plan.
37. Total height detail for the Traditionarne light selected for this site has been added to the plan.
38. Wall-mounted lights for the buildings consist of lights at entrances and at the garage only.
39. Photometrics for the site lighting have been provided.
40. The soils map has been superimposed on the drainage area map. The percentage of each soil type has been reviewed.
41. Per the land owner, seasonal dampness occurs at the northeast portion of the site, close to Brockport Creek. Infiltration testing has been conducted at the site and the results are included in the revised

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**May 13, 2013**

SWPPP. Testing in the northeast portion of the site, within the proposed basin, yielded poor infiltration results. Testing at upgrade locations to the south provided better results. These results have been used to revise the stormwater management facility.

42. Runoff reduction calculations have been provided for the entire developed drainage area. (SWPPP)
43. The runoff reduction calculations have been revised.
44. The vegetated swale has been indicated on the plans. (SWPPP)
45. After conducting infiltration testing in the area of the proposed basin, a wet pond will be proposed.
46. The revised SWPPP includes soil restoration practices.
47. Porous pavement has been added to the west portion of the parking lot and is shown on the plans.  
Porous pavement provides runoff reduction volume for the site. Porous pavement must be maintained.
48. A draft Stormwater Maintenance Agreement is included in the revised SWPPP.

Mr. Sinsebox is confident that all issues have been addressed or will be shortly. All communication will be sent to the Town. He is looking for signatures so outside agencies can sign and then return for final approval.

Mr. Oberst asked if a copy of the Paradigm report was sent to MCDOH. Mr. Sinsebox stated yes, but no response has been received to date.

Mr. Minor asked if the inlets to the parking lot were located in the "D" series. Mr. Sinsebox agreed. Mr. Minor wants to make sure the water flows appropriately to avoid it freezing on the pavement similar to what happens at the new Wal-Mart. Mr. Sinsebox stated this site is the opposite and has the snow being pushed into the pond.

Mr. Minor asked if all site requirements have been met. Mr. Sinsebox referred the Board to Page 2, which shows all requirements have been met.

Mr. Minor questioned if there was enough parking spaces entering into the site. Discussion followed. It was suggested to landbank the four parking spaces along the western property line as a safety issue. A note should be added to the plan, "do not pave." Also, a site note stating the number of parking spaces provided, and that four are landbanked per the Board's request. The Board was in agreement.

NYSDEC Fact Sheet, State Superfund Program – Ace Cleaners Site (2011)

Mr. Hale asked what has been done in the interval with the ACE Cleaners site and what are the next steps. Mr. Strabel stated the applicant's engineer should follow up with the site number and get back to the Board. The applicant hired Paradigm to do testing on the project site and a copy of the report was issued to the Town Engineer and MCDOH. There has been no comment received from MCDOH to date. The results of the report showed no cleanup was needed on the project site.

County Comments

The Town Engineer is still reviewing the SEQRA Long Form and is waiting for MCDOH to respond to the Ace Cleaners site before any approvals can be granted. SEQRA approval would be required first, then Preliminary Approval and Final.

The meeting was adjourned on motion at 9:30 p.m.

---

**Planning Board Clerk**