

**TOWN OF SWEDEN  
Planning Board Minutes  
May 14, 2007**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 14, 2007, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Richard Dollard, David Hale, William Hertweck, Craig McAllister, Matthew Minor, Arnold Monno

Absent: Ellen Bahr

Also present: James Oberst, MRB, James Butler, Building Inspector, Whitney Autin, ECB, Richard Maier, Kris Schultz, Patrick Laber, Jack Hassall, Sean McLean, Patrick Tobin, Craig Zogby, Jeff Smetana, Harold Mundy, Amber Gartung

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

Correspondence passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Minor, that the minutes of April 9, 2007 be approved.

Ayes – 5  
Abstain – Mr. Hertweck

**Yantz Site Plan – Lot 1, Ladue Road. 113.01-1-21.12**

Mr. Richard Maier addressed the Board. He is representing Paul Malarz who owns Lot 1 of the Yantz Subdivision. The lot is used for recreational purposes. Mr. Malarz is proposing to build a storage building, 24 ft. by 56 ft., to mainly house the outdoor equipment associated with his hunting endeavors. The structure will have electric service.

Mr. Hale asked if there would be water or a restroom facility? Mr. Maier stated no to both.

Mr. Hale asked when was the original subdivision approved? The Clerk stated it was filed December 11, 2003. Because there was no development proposed at that time, this application should be for “site plan” approval not “amended site plan” as it’s labeled. Mr. Maier will change the wording on the plan.

Mr. Minor asked if all forms and payment have been submitted? The Clerk responded yes.

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Yantz Site Plan – Lot 1 be accepted for review.

Ayes – 6

Chairman McAllister asked that building setbacks be added. Also, the width of the driveway should be changed from 12 ft. to 14 ft. Mr. Maier will take care of both.

The Public Hearing will be June 11, 2007.

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**Highlands Senior Development. Villas at Brandon Woods – Section 1 Subdivision & Site Plan. 084.01-1-14.113**

Mr. Kris Schultz addressed the Board. He stated that this application was the first to receive Incentive Zoning approval.

Mr. Schultz explained there are two sets of plans, the Highlands Senior Development - Overall and the Villas at Brandon Woods - Section 1. It is important to note that the road that connects Talamora Trail to the new Wal-Mart extension be approved/completed as part of Section 1. The site plan for the commercial portion of the project will be approved under a separate application. The majority of the infrastructure design for water, sewer, and storm will have been completed. One change is that the proposed original road from the development to the Wal-Mart Supercenter parking lot has been removed, but may resurface at a later time.

Mr. Schultz explained that the first sheet shows building blocks up on the hill and off of Elderberry Lane. Building blocks have not been shown on Nathaniel Pool Trail due to marketing and not wanting to put too many buildable lots on the market at once. The units up on the hill of Elderberry Lane will be targeted as a prime area because they are farther away from the Wal-Mart Supercenter, and there is greenspace on both sides of the units. If all goes well, Mr. Hassall may be back for approval for Section 1A to add more units. The homeowner will own everything below the unit itself, and the balance of the property will be in a homeowner's association. The speckled/hatched-out areas shown on the plan are open space/forever wild, and are in a conservation easement.

Mr. Hale asked if the block with the existing/proposed zoning should be revised? Mr. Schultz stated yes.

Mr. Monno asked about the notation regarding the electric service location. Mr. Schultz stated that RG&E/Niagara Mohawk would devise their own plan for utilities once preliminary approval has been given for the project because then it is highly unlikely that any more major changes will be made.

Mr. Oberst confirmed that the applicant is seeking subdivision and site plan approval for Lots 3, 4 and 5. Mr. Schultz stated that is correct. Subdivision approval only for Lots 1 and 2 with development of only the pond (drainage) on Lot 2 as well as the connector road from Talamora Trail to the Wal-Mart SC extension. Per Mr. Schultz, Lot 2 will be owned by the same entity that's purchasing Lot 1, the commercial property.

Mr. Dollard asked if this parcel borders Lakeview Cemetery? Mr. Schultz stated the very back corner of the development touches the cemetery. There is a row of trees, 400 ft. between the closest house and any activity in the cemetery. Part of the review done by SHPO was to determine the proximity of the development to the cemetery and what impacts there would be, if any. Photographs were provided. SHPO determined there wouldn't be any impacts.

Mr. Schultz stated that an entire environmental review was completed and a Neg Dec was passed for the rezoning application. This Neg Dec covers the Planning Board's application as well.

Moved by Mr. Monno, seconded by Mr. Dollard, that the Villas at Brandon Woods – Section 1 Subdivision & Site Plan be accepted for review.

*Mr. Hale commented he was pleased to see sidewalks.*

Ayes – 6

The Public Hearing will be June 11, 2007.

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**INFORMAL**

**Heritage Square – Brockport College Suites Concept Plan. Northeast corner of Redman Road**

Mr. Sean McLean, developer of this property, addressed the Board. The approximately 130 acres recently received rezoning approval last year. The drawings before the Board tonight are for Phase I, proposed student housing. Phase I was originally shown as market-rate housing, apartment style.

Mr. McLean introduced Mr. Jeff Smetana, United Group, who has done a lot of student housing in conjunction with SUNY and non-SUNY schools in upstate New York. Mr. McLean stated Heritage Square will be developed over many years, but this project is the first one he would like to complete. There is a huge demand for apartment-style housing at the SUNY schools, and we are excited about developing this product. The plan has been to visit SUNY towns and find property situated close to the campus in order to develop a very specific product suitable to the schools, which provides a live-learn environment and corridor culture within the facility.

Mr. Smetana addressed the Board. The plan before the Board is a two-phase project. The first phase is to construct Building A, which is to the east on Redman Road for approximately 100 apartments, and the second phase is for the building immediately to the west for the same number of units. A packet was distributed to the Board showing a rendering of the product. Mr. Smetana believes what is being proposed fits in very nicely with what Mr. McLean is developing; for example, quality design, excellent architecture and a planned inter-generational community bringing seniors and young people together. The view shown on the plan is the look one would see from the southeast showing a portal to go into the building and into a courtyard. The second page is the initial site plan modified slightly to show the west building flipped so that the buildings are opposing each other. The last page shows the individual apartment. There is a secure entrance with an access card needed to enter the building plus a key required to open the apartment door. There are four single bedrooms, large living area, large kitchen and two bathrooms. It's fully furnished with quality furniture. Each bedroom has cable television and Internet connection capability. Kitchens are full service with refrigerator, range, disposal, microwave, and dishwasher. SUNY Brockport provides an excellent education at a great value; parents may choose Brockport over RIT by rationalizing that Brockport would have a better/nicer place to live. There are a lot of amenities in the building, such as, an exercise room, community space, computer labs, live in resident director with student RA's. The strength of the management company is what makes this product work so well. There is a strict code of conduct students must follow.

Mr. McLean added that it is important to have a mix of generational housing options. As for the overall development, most of the property will be age-restricted to 55 and older. Having students interacting with the senior population and the family population that uses the Town Park, as well as those that use the hotel and retail portion, will cause a great lively atmosphere in this development. Another change to the site plan was the location of the hotel, which has been moved adjacent to the student housing and intertwined with the park in the middle. The hotel will be an easy access for the students given that the majority of the hotel use will be by the college, based on the proposed special events center.

Mr. Smetana explained that currently Brockport houses approximately 37% of the students on campus. About 200 new beds have been added with the construction of the townhouse project, which was built by Christa Construction. Christa will also build the college suites for us. Those 200 beds will add to the inventory, but still with 6,200 to 6,400 full-time undergraduates, there is still 3,500 to 3,800 students not living on campus, so this product will not be in competition with the college.

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Mr. Dollard confirmed that Building A is a 3-story structure, which will have 100 units, housing 4 students per unit. Mr. McLean asked the Board to keep in mind that the bedrooms will be for single occupancy only.

Mr. Hale stated there would be a total of 800 students living in the two buildings. He also added that when he reviewed the environmental impact statement in detail, there wasn't any mention of student housing at all. Mr. McLean added that students add more benefit to the project as far as overall site plan and master plan for smart growth planning. Also, students will be filling jobs in the commercial space. Young urban professional housing will still be proposed, just not in Phase I.

Mr. Dollard asked for the locations of similar projects done in New York. Mr. Smetana stated Finger Lakes Community College in Canandaigua opening in August, and Niagara Community College in the Town of Cambria. We're also working with Buffalo State, Oswego, and Cortland to develop some downtown housing. Mr. Dollard asked for existing projects? Mr. Smetana stated Albany has the Empire Commons. Watertown has 1000 military-type apartments and senior housing throughout New York State.

Mr. Monno asked about opportunities in Geneseo? Mr. Smetana stated they are looking to expand on campus housing. Mr. Monno asked about seeing Canandaigua? He will send Canandaigua's package to the Board.

Mr. Oberst asked if Building A would be part of Phase I? Mr. Smetana stated yes. There would be the single building at the entrance, which would include a management office and provisions for an overnight security guard. The building would have a secure door with cameras, as well as additional cameras by the emergency exits around the building. Mr. Oberst also asked about the entrance off of Redman Road. Mr. McLean stated the entrance as proposed in the overall site plan will be part of Phase I. The permanent access will be proposed as we move forward with this project. There is an existing curb cut on Redman Road, but it will only be used for construction purposes.

Mr. Minor asked if the State DOT was looking into putting in a traffic light? Mr. McLean responded they're still reviewing the study. A roundabout was suggested, but he doesn't think that's the best solution.

Mr. Dollard asked what was the square footage of each apartment? The typical apartment is approximately 1,050 to 1,100 sq. ft. Building A, would be a total of 130,000 sq. ft.

Mr. Oberst asked if the apartments would be restricted to enrolled students? Yes, and all students maintaining matriculation.

Chairman McAllister asked if this project falls under commercial zoning? Mr. Schultz stated yes, but it is more like multi-residential zoning (MR-1). No variances will be needed for Phase 1.

Mr. Dollard asked what the total number of parking spaces would be for Phase I? Mr. Schultz stated 340.

Mr. Hale asked if the 3-story structure would be kept to the 36 ft. height requirement? The answer was yes.

Mr. Schultz explained that there is more than the required parking for Phase I. Mr. Labor added that this project proposes bus loops as an alternate option to parking. The parking is away from campus to encourage the students to use the bus to help eliminate traffic to and from the campus.

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Mr. Minor asked how is this project zoned? It has been rezoned to B-1, Commercial, and the environmental study has been completed. Mr. Hale added that the only restriction he recalls is the size of commercial buildings so as not to create any big box shops.

Mr. McLean stated the hotel would be a part of the next phase by a developer who has a strong track record with hotels. The hotel will have an indoor pool, small conference center and restaurant for approximately \$125-\$145 per/night. Possibly, suites may be proposed for extended stays.

Mr. Monno asked about the proposed special events stadium (8,000 seating) at the Brockport college? Mr. McLean stated it will host special events, such as trade shows or furniture shows run by the college, but not directly connected to the college in order to support its investment.

Mr. Smetana is proposing that the college suites be open for the 2008 academic year. He is working very closely with Mr. McLean and Schultz Associates to ensure that utilities and all accesses follow the same timeline while getting approval from the Planning Board.

Mr. Schultz introduced Mr. Pat Tobin from Christa Construction. Mr. Tobin is looking forward to working with Mr. McLean and Mr. Smetana to make this project a success.

Mr. Minor asked how this project differs from the townhouses currently being built on campus by Christa. The campus housing is very different. The project proposed tonight is for a higher end market. Mr. Minor stated the new campus housing looks to be of high quality and to be beautiful. The Board agreed.

Mr. Hale stated that our current family definition in which no more than three unrelated people are permitted to live in the same dwelling would not allow this project to be developed. Mr. Schultz and Mr. McLean will look into that issue.

Mr. Schultz stated a formal application would be made in approximately 30 to 45 days.

The meeting was adjourned by motion at 8:30 p.m.

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**Planning Board Secretary**