

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 9, 2003, at the Town Offices, 18 State Street, Brockport, N.Y., commencing at 7:00 p.m.

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

Absent: Terrin Hover.

Also present: Jerry Foster - Environmental Conservation Board, Mr. & Mrs. Harry Shifton, James Northrup, Scott Schultheis, Jim Oberst – Town Engineer, Arnold Carmichael, Jim Glogowski, Franklin Churchill, Kris Schultz, Chris Auer, Robert Fitzgerald, Linda and Joe Scheg, Dan and Susan Carlson, Jerry Dowd, Ken and Sue Lower, Larry and Judy Wade, Lee and Kay Cromwell, Duane Buttermore and Rae Menke.

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. Monno, that the minutes of May 19, 2003 be approved.

Ayes - 5  
Abstain – Mr. Williams

Moved by Mrs. Bahr, seconded by Mr. Hale that the minutes of May 29, 2003 be approved as amended:

Mr. Hover thanked Wal-Mart representatives for their cooperation in extending the Scoping Document deadline in order to create a document that met Wal-Mart's expectations for format and the Planning Board's expectations for content.

Ayes – 4  
Abstain – Mr. Williams  
Mr. Hertweck

Moved by Mr. Williams, 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 Affidavit of Publication. The Chairman asked if there were any questions or comments from anyone present at the Public Hearing.

**Schultheis Subdivision & Site Plan.** W. County Line Rd. 067.04-1-1.12 , 067.04-1-6. Engineer Jim Glogowski presented a plan that would join two approximate 10 acre parcels, then divide the piece into a 1.8 acre lot with the existing house and an approximate 18 acre lot which will become the site of a single family home with a modified raised fill system.

There were no public comments.

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

Engineer Kris Schultz presented the overall concept plan for 219-lot subdivision.

Jerry Dowd, 7000 Fourth Section Road, stated that he already has water pressure problems. What will happen when 219 more homes are added?

Mr. Schultz said he has met several times with the Monroe County Water Authority. He has to show there is adequate pressure for now and at full build-out. They know there isn't adequate pressure for a full build-out so there will have to be water system improvements in the future.

Engineer Chris Auer said this area's water supply comes from the Clarendon pump and from the Route 19 facility. Mr. Schultz added that before any approval is given he has to make sure there is adequate water supply. His calculations will be checked by the town engineer, county health, MCWA. Mr. Auer said calculations right now show that at the 81<sup>st</sup> lot, the developer will have to loop a connection from White Road via Redman Road.

Daniel Carlson, 7268 Fourth Section Road, asked if a traffic study has been done to justify a traffic light at the entrance to the proposed subdivision.

Mr. Schultz replied that the State DOT has submitted a letter saying that the subdivision does not warrant a traffic light. The developer will have to put in stabilized, widened shoulders on both sides of the road for drivers to pull over to make it around stopped traffic. The State DOT is currently reviewing the plans for the stabilized shoulders.

Mr. Carlson asked if the town could lower the speed limit on the road.

Mr. Schultz replied that the Town Board can request the State DOT to lower the speed limit. The Planning Board recommended residents ask the Town Board to make that request and also contact the State DOT directly.

Mr. Dowd said that he makes numerous calls to the sheriff and state police to get them to enforce the existing speed limit and they don't do it.

Lee Cromwell, 7217 Fourth Section Road, said it is hard to turn onto Fourth Section from his driveway now. He asked if part of his front yard would be taken to make the road wider.

Mr. Schultz said no, the road work can be done without acquiring additional property.

Kay Cromwell, 7217 Fourth Section Road asked about mailboxes. She said they get hit frequently now.

Mr. Schultz said the mailboxes will need to be moved. He is willing to meet property owners on their properties and show how the road will be widened.

Chairman McAllister informed residents that this is not a state project, there is no eminent domain involved. If the developer needed some of the property owners' land to widen the shoulders, he would have to purchase it from the owners.

Mr. Dowd said that drivers will get a ticket for crossing a solid white line to go around a car that is waiting to turn.

Mrs. Cromwell said that there are many accidents along that stretch of road.

Mr. Schultz said the developer would support a speed limit reduction.

Harry Shifton, 76 Talamora Trail, said that when the Highlands at Brandonwood Subdivision wanted to add another section, he questioned only one access point. He asked how long will it be before this development has a second access.

Mr. Schultz said that another access point out to Redman Road is being worked on. There will also be a stub to the farmland that lies to the west. He said the DOT won't let the developer build past a certain point without a second access. He pointed out that the original concept had a second access point on Fourth Section Road but that the DOT determined it was too close to the first access point.

Duane Buttermore, 7263 Fourth Section Road, asked if the people who currently live on Fourth Section Road will be able to connect to the sewer line.

Mr. Schultz said the sewer line would be available to residents on both sides of Fourth Section. They will have to form a sewer district in order to hook up to it. He talked about residents on the south side working together to bring the sewer line across and then t-ing off to three or four houses.

Mr. Dowd asked when the sewer line will be functional.

Mr. Schultz said probably another year.

Susan Carlson, 7268 Fourth Section Road, said she is concerned about headlight sweep coming into her house. She also submitted a letter of her and her husband's concerns.

Mr. Schultz said the developer would work with residents to fix potential light sweep problems with grading, berming and/or landscaping.

Mrs. Carlson asked if there will be street lights in the development.

Mr. Schultz said yes, at the intersections and spaced appropriately. Too much lighting is considered light pollution, too little is a safety concern.

Mr. Schultz said that construction could start in the fall, however it is more realistic to expect construction to start in the spring.

Mr. Buttermore asked about light sweep across Fourth Section Road. Mr. Schultz said the developer would work with any impacted residents.

Mr. James Northrup, the developer, said that houses would be in the \$150,000 - \$200,000 price range and be 2,000 + square feet in size.

Mr. Buttermore asked about the future impact of Route 531.

Mr. Schultz replied that he has no answers to that question. He doesn't foresee Route 531 coming to Redman Road in the near future.

Jerry Foster, Environmental Conservation Board, asked if an archaeological report was done.

Mr. Schultz replied yes and submitted a letter from the State Historic Preservation Office.

**Spencer Estates Lot R3A Amended Site Plan.** 1823 Colby Street. 100.01-1-14.1  
Engineer Franklin Churchill presented updated plans. The Town Engineer questioned the proximity of the well to the barn. Mr. Churchill said that County Health is not concerned but the owner is willing to drill a new well if necessary.

There were no public comments.

**Homa ReSubdivision.** 847 Gallup Road. 085.01-2-19.111 and 085.01-2-19.12  
Engineer Arnold Carmichael presented a plan to remove part of the Homa Subdivision lot and add it to another parcel that Mr. Homa also owns.

Rae Menke, 39 Campbell Road, is concerned about the brush clearing that is being done and thrown onto her property. She asked how many homes will be there someday.

Mr. Carmichael said probably four, with Mr. Homa living in one of them.

Ms. Menke asked what type of house Mr. Homa would build. Mr. Carmichael said probably a ranch.

The board asked if there would be a dedicated road. Mr. Carmichael said maybe a private drive. The board pointed out that a private drive would require each lot to have some frontage on Campbell Road.

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

Ayes – 6

**Harrison Root Subdivision & Site Plan.** Root Road. 099.04-2-9.15  
Engineer Robert Fitzgerald presented a plan for a single family development with a private well and a raised fill septic system. The house will sit 410 ft. from the road with the septic behind it.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Harrison/Root Subdivision and Site Plan be accepted for review.

Ayes – 6

The Public Hearing will be held July 14, 2003.

**Schultheis Subdivision and Site Plan.** W. County Line Rd. 067.04-1-1.12, 067.04-1-6  
Mr. Glogowski reviewed comments from the Town Engineer:

- the plan does follow the deeds
- there are federal and state wetlands to the north, this project won't impact the wetland or buffer
- deep hole test results are on the drawing
- quality and quantity of water note added
- expansion area for leach field shown

- erosion control note added
- driveway turnout added
- sump pump discharge line relocated
- various notes completed

Mr. Glogowski reviewed Conservation Board and County Planning notes:

- will add wetland and buffer delineation
- will specify type of septic system on Lot 1
- will add other hedgerows and trees greater than 5 inches in diameter
- will add vegetative note
- will add sand note

Mr. Monno asked about lots in the rear and how they access a road.

There was some discussion about whether the existing house would have enough land (1.8 acres proposed) to move the septic system if it fails.

Moved by Mrs. Bahr, seconded by Mr. Hertweck, that having reviewed the Project Information Form, Short EAF, comments from the Town Engineer, Environmental Conservation Board, County Planning, and the Fire Marshal, the Planning Board determines that the Schultheis Subdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 5  
Nay – Mr. Hale

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

Mr. Schultz stated that many of the Town Engineer comments and Environmental Conservation Board comments can be addressed in meetings with those entities.

Moved by Mr. Hale, seconded by Mrs. Bahr, that the Planning Board declares its interest and intention to act as SEQRA lead agency for this project and that letters shall be forwarded to other involved and interested agencies to request the concurrence of those agencies that the Board should act as SEQR lead agency. Response is requested from those agencies by July 10, 2003.

Ayes –6

Mr. Schultz agreed that the project is a Type I action. He will look at the issues raised in the public hearing. Some information from the recent Crystal Ridge review can be used.

Mrs. Bahr said that some items from Crystal Ridge may be usable, others will require fresh information.

Mr. Monno believes the grade from the subdivision to Fourth Section Road is steep and that will be a concern for pedestrians. Children will probably have to catch the school bus on Fourth Section Road during the early years of the development. He is also concerned about the stacking distance for cars trying to enter Fourth Section Road from the subdivision. Mr. Schultz said the stacking distance is adequate.

**Spencer Estates Lot R3A Amended Site Plan.** 1823 Colby Street. 100.01-1-14.1

Mr. Churchill reviewed the Town Engineer comments:

- an agriculture note will be added
- the reservation strip has been added
- leach field expansion has been added
- the width of the driveway has been added

Mr. Churchill reviewed the Conservation Board's comments:

- a vegetative note will be added
- the location of 5" diameter trees will be added

Moved by Mr. Hertweck, seconded by Mr. Hale, that having reviewed the Project Information Form, comments from the Town Engineer, Fire Marshal and Conservation Board, the Planning Board determines that the Spencer Estates Lot R3A Amended Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

Mr. Monno said a sand note should be added. Also, if the driveway is not going to lead to a garage at the house, a contour still needs to show how people will access the house.

**Homa ReSubdivision.** 847 Gallup Road. 085.01-2-19.111

Mr. Carmichael was no longer present.

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

Ayes - 6

The Planning Board requests that the Town Code Enforcement Officer check on the allegations that clearing is going on before Planning Board approval.

Moved by Mr. Hale, seconded by Mr. Williams, that the Homa Resubdivision be given preliminary approval.

Ayes – 6

The Chairman noted that there is no signature block on the plans.

The meeting was adjourned by motion at 9:45 p.m.

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Planning Board Secretary