

**TOWN OF SWEDEN
Planning Board Minutes
June 9, 2008**

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 9, 2008, 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, David Strabel

Also present: James Oberst, MRB, James Butler, Building Inspector, Charles Sanford, Fire Marshal, John Gremer, Kris Schultz, Donald Lewis, Jeff Smetana, John Zima, Michelle Ellis, Michael Fanelli, Robert Lewis, Terry & Cheryl Cooley

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

Correspondence passed to members for review.

Vouchers were distributed for signing.

Moved by Mr. Minor, seconded by Mr. Strabel, that the minutes of May 12, 2008 be approved.

Ayes – 7

Moved by Mr. Hertweck, seconded by Mr. Dollard, that the regular meeting be adjourned to the public hearing.

Ayes - 7

Chairman McAllister read the notice of public hearing and affidavit of publication.

Alexander Subdivision. 1399 Reed Road. 129.01-1-1.1

Chairman McAllister asked if a map could be displayed for the public to review and ask any questions?

Mike Fanelli, 1248 Reed Road – Mr. Fanelli stated he lives across the street from the field that's being farmed. He asked if the house was going to be sold and if the rest of the land would continue to be farmed? Mr. Gremer stated that his father-in-law, Charles Alexander, is renting the field to Rob Stettner. The house is in very bad shape, and being a good son-in-law, he offered to repair it and buy it from Charlie. There are no other changes.

John Zima, 1360 Reed Road – Mr. Zima also wondered if the land that Mr. Gremer is buying would continued to be farmed? Mr. Gremer stated that's what he plans to do. He just contacted someone to come over and pick up the hay.

Bob Lewis, 6662 Lake Road – Mr. Lewis stated he was the other good son-in-law, and just wanted to say that Charlie is 82 years old, and selling his house to John would be good for both Charlie and the Town. John has a lot of experience to offer.

Chairman McAllister asked if there were any more comments? There were none.

Moved by Mr. Minor, seconded by Mr. Hertweck, to adjourn the public hearing to the regular meeting.

Ayes - 7

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Alexander Subdivision. 1399 Reed Road. 129.01-1-1.1

Chairman McAllister continued review of this project. Mr. Gremer stated that he spoke with Mr. Hodge regarding the Town Engineer's comments. Mr. Hodge asked for clarification regarding what Mr. Oberst expected for item #5. Mr. Oberst stated he would like the wetland information transferred from the mapped wetlands over to the plans to indicate approximately where they are. Mr. Gremer asked if he could use a map from the Soil & Water Conservation service and plot the locations on the plans? Mr. Oberst stated that would be fine, just make sure to label the approximate mapped wetlands location. Mr. Gremer added that Mr. Hodge stated he would be able to make all of the other changes.

Mr. Minor asked if the Clerk had received comments from County Planning? The Clerk stated no. Mr. Gremer will check with Mr. Hodge to see if he submitted the plans to County Planning.

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

Ayes – 7

Heritage Square – Phase I Subdivision & Site Plan. Redman Road. 068.03-1-13.11, 14.1, 18, 19

Mr. Kris Schultz and Mr. Don Lewis addressed the Board. Mr. Schultz explained that at the last informal meeting, he told the Board that United Group had plans to develop the northeast corner of the site with student housing. In order to support that project, the developers had to design the Redman Road improvements per DOT standards, which includes a new road system to access the project, and to access the Town Park, as part of the rezoning requirements. This initial plat, as presented tonight, depicts the dedicated roads, i.e., Road C, Main Street, and the future R.O.W.'s to Northrup's property, as well as the R.O.W. that will continue to the northwest portion.

Chairman McAllister stated he thought that Main Street was intended to be just a walking street. If it isn't, that would be a significant change. Mr. Schultz explained that Main Street would have a zero setback with parking off of it. Working with Fred Perrine, the roads were made wider, 40 ft. of pavement, and parallel parking added to facilitate a village façade. Chairman McAllister stated that all this work is in anticipation of closing off the current main park entrance. Also, he pointed out that during peak times, there would be high traffic volume. Per DOT, there will be a signalized intersection, northbound turn lane, and all the underground signal work. The plan is each time there is a new addition to the plan, the traffic counts will be updated to see if projections match, so that there is good information to justify each additional phase of dedication.

Mr. Schultz added what is interesting is that early on in the SEQRA process, there were a lot of concerns over improvements to the intersections to the south, i.e., Redman Road and Fourth Section Road. In discussions with DOT, these concerns weren't discussed because of the 531 eventually coming out. Chairman McAllister stated he didn't believe that would happen in our lifetime. Mr. Schultz stated that the decision was made from the standpoint of not having to do the same improvements, which would be redundant. There was also a question from the school district regarding putting in a roundabout or double roundabout, whereby the signal would be eliminated and there would be one big circular traffic pattern. DOT changed its mind once they realized this was a state route for trucks, plus there would be a lot of students who would be walking.

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Mr. Schultz took some time to explain sanitary sewer improvements. These improvements include a sanitary lift station to the south, and gravity sewer will be brought as far as it can to the ridge on the property. There will be a second sanitary lift system, which will service United Group and everything north of the ridge, as well as pick up all the development in the extreme northwest area.

Mr. Schultz stated water improvements would loop the main on Redman Road and come through across the face of the new buildings down towards Northrup's property. He added that the Village is a big source of water and pressure. The sales are down at Northview so the planned water connection is not available unless put in by the applicant/developer. The cost to have water run from Town Park will be looked into.

Mr. Schultz explained that storm water is pretty straightforward; there will be drainage to two ponds one north of the ridge and one south of the ridge.

There are no other site plans proposed for the remaining parcels at this time. Mr. Schultz explained the proposed road improvements by DOT include the wider road section for parallel parking, and a 22 ft. standard pavement with a right and left turn coming out/access in. Chairman McAllister stated it would be a much bigger intersection than Redman Road and Rte. 31. Mr. Schultz explained that due to the reconstruction of Redman Road, the pavement would not have to be ripped up north of New Campus Drive. All that would be needed is restriping the road. Some Board members disagreed because that area is in bad shape and was suppose to be redone a long time ago.

Mr. Minor asked if all the proposed roadways would be dedicated roads when completed? Mr. Schultz stated yes. The Highway Superintendent is reviewing the plans and so far there are no objections. Also, the Town Engineer has received a set of plans as well, and is being kept up-to-date on any changes. The plan is to get to a point where earthwork can begin this summer. The United Group would like to begin building in the fall to have a model to show in the spring, and then finish building in order to open August 2009.

Chairman McAllister asked Mr. Schultz if he had an update as to the status of the needed changes to the Town Law. Mr. Schultz stated he is continuing to work on that, and is close to a resolution. Chairman McAllister stated it would have to be resolved before final approvals can be given. Mr. Schultz agreed.

Mr. Minor asked if the college entrance is directly across from the project's entrance? Mr. Shultz stated yes, nothing is being changed, everything will line up.

Mr. Schultz summarized the Heritage Square improvements to include: taking care of getting access to Town Park, setting the project up to support the United Group application, and setting up everything with full utilities to support the remaining development.

Mr. Hale asked exactly what Mr. Schultz is expecting the Board to accept for review? Mr. Schultz stated two things: the dedicated roads, which divide the land into lots, specifically, the lot for the Brockport College Suites, and site plan for the infrastructure.

Mr. McLean thanked the Board for their review and is excited about getting this project to move forward.

Mr. Minor asked if the utilities would be underground? Mr. Schultz stated yes. Mr. McLean added that residents don't like to see poles and wires all over.

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Moved by Mr. Minor, seconded by Mr. Dollard, that the Heritage Square - Phase I Subdivision and Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be July 14, 2008.

Brockport College Suites – Lot 1 Site Plan. West side of Redman Road. 068.03-1-13.11, 18

Mr. Kris Schultz distributed elevation drawings to the Board. He explained that the architect that designed the new college suites on campus is working on this project, too. The site plan shows Phase I and II in order to see how the overall plan works together.

Chairman McAllister asked if the approval is for one lot? Mr. Schultz stated yes for now, but the applicant will be back for resubdivision and site plan approval for Lot 2. Chairman McAllister reminded Mr. Schultz to be careful and make sure all requirements are met, i.e., setbacks, greenspace, etc.

Mr. Schultz explained the project will come off the access drive and the roadway will be built very similar to a Town road, same amount of stone and pavement. The bus loop will be a central point of access. Parking will be brought all the way around so it is not so crowded. There will be a water main initially into the building, an internal courtyard, and a big detention facility, which will take the drainage from all of this development and part of the Heritage Square development.

Mr. Schultz introduced Mr. Jeff Smetana to update the Board on some recent revisions. The buildings are now closer together to create a strong sense of community. It also encourages students to use the bus to get around to and from campus. The floor plan was broken up to create a village look and to bring down the scale of the building; no more long walls. The internal courtyard also helps to build a better sense of community.

Mr. Smetana explained the floor plan and how it works. There is a central point of entrance and double loaded corridors so that all of the residents enter internally, resulting in very good control over who enters the building. At the main entrance, there will be management and security offices by each other. There are several amenities for the students on both the first and upper floors. Also, a very large community space with an open staircase that goes up to the second floor creating a very nice gathering space. The rest of the building has been broken up to create smaller neighborhoods, approximately 30 to 40 students, which helps to develop a corridor culture. This, in turn, feeds to the larger common area to give a better sense of community. Study rooms and laundry rooms will also be available. There will also be two portals for the students to walk thru. On the second floor, there is a lot of glass, which breaks up the length of the corridor internally, and visually breaks up the mass of the building. The upper floors would also include some study lounges, game rooms and a large community space. There will be an outdoor porch on the upper floor, which will be open only during full management time.

Mr. Smetana showed the elevations, which portray a village look. More drawings will be forthcoming.

As Mr. Schultz stated, the plan is to begin site work this summer with construction starting late summer. The construction period is 10 to 12 months so that the apartments will be open for occupancy August 2009.

Mr. Smetana stated that all measures would be taken to encourage students to use the bus to get to and from class. There have been some meetings with the college to see if their bus can go back and forth to the

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apartments. They can't commit at this point, but see the value in getting their students to class. Sidewalks would also be available for the students who bike and/or walk to the college entrance.

Mr. Hale stated this project proposes a residential living arrangement, which is currently not allowed under Town ordinance. If the Town chooses to change that ordinance, an environmental review would need to be completed. Also, since the student housing, traffic and new marketing were not included in the environmental impact statement as part of the rezoning, it would seem that some type of coordinated review of a supplemental EIS would take the proposed changes into account, and tie into whether or not the Town's family definition should be changed.

Mr. Schultz responded that he had spoken to the Town Board regarding this, and the feedback was that an amendment would be done to target student housing. The process would be started in the next 30 days, and he is fully aware that it needs to be done. Mr. Hale stated that the Planning Board needs to be kept in the loop regarding any changes.

Mr. McLean stated that some SEQRA has been done already by including the student housing in new traffic studies, but that information has not been distributed to anyone.

Mr. Dollard asked what the café would offer, i.e., vending machines? Mr. Smetana stated the café would be small scale and for students only. Events might include a pizza party on a Saturday night or coffee and donuts on Sunday morning. Mr. Dollard confirmed that it would not be an area where vendors would be delivering their product on trucks.

Mr. Strabel asked if the building would be of steel construction? Mr. Smetana stated it would be a wood frame building. Mr. Strabel stated he had a meeting with Bob Stark on Thursday to go over building code issues.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Brockport College Suites – Lot 1 Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be July 14, 2008.

Mr. Butler asked for the Board's opinion regarding the revised shopping plaza definition, and how the new Wal-Mart Supercenter and the three other stores located inside the Wal-Mart building fall under the revised definition. It was discussed and agreed that the Wal-Mart Supercenter would have to apply for an amended site plan approval in order to have a shopping center directory sign.

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

Planning Board Secretary