

**TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007**

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 11, 2007, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Matthew Minor, Arnold Monno

Absent: Richard Dollard, Craig McAllister

Also present: James Oberst, MRB, James Butler, Building Inspector, James Maier, Kris Schultz, Jack Hassall, Keith Davis, Pastor Tom Stroup, Ruth and Jim Moore, John Egan

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

Correspondence passed to members for review.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the minutes of May 14, 2007 be approved.

Ayes – 4
Abstain – Mrs. Bahr

Moved by Mrs. Bahr, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 5

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.

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

Mr. Richard Maier addressed the Board and distributed updated copies of the plan. The ECB had no comments. The changes made were the width of the driveway from 12 ft. to 14 ft., and the “amended site plan” wording changed to “site plan.” MRB’s concerns included changing the width of the driveway, and showing both a typical driveway entrance detail and a stabilized construction entrance detail on the plan. Also, according to the Federal Wetland Inventory, there are wetlands in the area, which have been shown on the plan. The wetlands are actually on an adjacent property.

Acting Chairman Hale asked if anyone present from the public had any questions or concerns. There were none so the Board moved to the next application.

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

Mr. Kris Schultz addressed the Board. This development is called the Villas at Brandon Woods – Section 1, which started off as the Highlands at Brandon Woods years back. The rendering before the Board is the same one that was used through the rezoning process except for the location of the driveway going from the Wal-Mart SC parking lot to the proposed commercial development.

It will be a senior-oriented development with singles, doubles, and four-unit buildings, typically one-story with a two-car garage. There will be a homeowner’s association to take care of the exterior maintenance. The units will be serviced by public utilities, sewer, and water. The six-acre parcel is being developed under B-1, Commercial zoning. The site is unique because it was the first in the Town to be approved for Incentive

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

Zoning, which is a new zoning that allows for more flexibility in developing properties, i.e., transition from residential to rapidly growing commercial. There are a total of 86 units proposed. The plan has been to cluster all the development along the core of the dedicated roads. The dark green areas are the preserved woods, which provide a good buffer between the existing Highlands and the proposed commercial development. A key point to this development is the connector road from Elderberry Lane to the new road extension in front of the ABVI-Goodwill store. This will allow the residents of the Highlands not only to access the Wal-Mart SC, but also to exit onto Rte. 31 at a traffic light.

Currently, the overall plans have been sent to County agencies for review and comments have been received. Acting Chairman Hale asked that discussion be narrowed down to Section 1 only. Mr. Schultz explained that Section 1 is the northerly portion of the project, which will include the access out of the Highlands, the proposed number of units, and the connector road, Nathaniel Poole Trail. The commercial portion will be approved under a separate site plan application. The pond, roadway, and the entire infrastructure that will be necessary for the project will be reviewed/approved as part of Section 1. Another key point is that this plan proposes sidewalks that will link the development with the Wal-Mart SC. Sidewalks are proposed on one side of the road, same side as public water service.

Acting Chairman Hale asked the public if there were any questions, comments or concerns for Section 1.

John Egan, 590 Shumway Road – Mr. Egan asked if an easement could be provided for public utilities to his property, which is south of this project? Acting Chairman Hale stated Mr. Egan should meet with Mr. Schultz to determine whether or not that is possible. Mr. Schultz explained that they had met previously at his office to discuss a proposed application, and the possibility of running water to his property. Mr. Schultz stated that keeping in mind the heavy woods, and the other proposed changes, an easement could be provided by the developer, but it will take quite awhile before development starts down the hill.

Ruth Moore, 4 Talamora Trail – Mrs. Moore asked who would maintain the sidewalks? Mr. Schultz stated the sidewalks would be dedicated to the Town. Mrs. Moore commented that the Wal-Mart sidewalks were not maintained this past winter. Mr. Perrine confirmed that the sidewalks were not done this year.

Mrs. Moore also asked what is going to prevent people from driving on the new connector road through Talamora Trail and out onto Rte. 31 when heading east? Mrs. Bahr thought that people would more than likely use the Wal-mart SC entrance/light to head east. Mr. Schultz explained that the connector road would have some curves and stops to help prevent this from happening, maybe not the first or second time, but after that. Acting Chairman Hale stated the road was designed this way to benefit the residents of Talamora Trail who want to head west. Mrs. Moore added that her concern was based mostly on the many children that live from Elderberry Lane to Rte. 31, and how cars speed now through Talamora Trail.

Mr. Hassall added that the development's design lends itself to the shortcut being the traffic light at the Wal-Mart SC entrance heading east or west. Mrs. Bahr added she doesn't think there will be a lot of customers who are heading east that choose Talamora Trail over the traffic light at the Wal-Mart SC.

Acting Chairman Hale asked if there were any more questions, comments or concerns from the public?

Mr. Minor asked for clarification as to how many structures would there be for the total 86 proposed units? Mr. Hassall stated that the plan is to let the market dictate if there will be more singles, doubles or quads.

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

Acting Chairman Hale, referring back to Section 1, asked how many buildings and units are proposed? Mr. Schultz stated there are 30 units, 20 buildings.

Ruth Moore, 4 Talamora Trail – Mrs. Moore asked when construction starts, where will the equipment enter and exit? Mr. Schultz emphasized at the commercial portion, opposite end of Talamora Trail.

Mr. Minor asked what the homeowner's association would be responsible for? Mr. Schultz stated mow the lawns, plow the driveways, take care of exterior maintenance, i.e., shingle blows off while resident is out of town. Also, monitor and take care of the conservation wooded areas.

Mr. Perrine asked if the maintenance of the storm water pond is included in the homeowner's association? Mr. Schultz stated typically mowing around the perimeter is, but concerns regarding the functionality of the storm sewer are not. Mr. Perrine added that the past two commercial developments have had maintenance agreements for the storm water. Mr. Hassall agreed to discuss this issue.

Mr. Minor asked relative to maintenance agreements, who would take care of the sidewalks in the winter? Mr. Schultz stated just like the roads are dedicated to the Town, so are the sidewalks, and both would be maintained by the Town. The homeowner's association can limit the public use of the sidewalks due to liability if it maintains the sidewalks.

Mrs. Bahr requested additional sidewalks along the north side of the first two houses on Elderberry Lane so that residents don't have to cross a three-way intersection when walking into the development. Mr. Schultz stated that's not a problem, the sidewalks can be switched from the west to the east side.

Ruth Moore, 4 Talamora Trail – Mrs. Moore asked if it would it be possible to have sidewalks coming out of Talamora Trail so that residents don't have to walk in the road until they reach the sidewalk? Mr. Schultz stated the developer would need to approach the homeowners of the houses on the corners of Talamora Trail and Elderberry Lane to see if there's any objection. If there were any issues, the sidewalks would be looped into the street.

John Egan, 590 Shumway – Mr. Egan clarified that this development was only for residents 55 years old and older. Mr. Hassall stated that the law changed to allow up to 20% of the residents to be less than 55 years of age. However, the apartments are set up for seniors.

Fire Marshal Sanford asked if the sidewalk/concrete area around the fire hydrant could be expanded? Mr. Sanford's point was that the less grass there is between the hydrant and the sidewalk, the easier it is to keep the snow away from the hydrant in the wintertime. Mr. Schultz will look into that issue.

Acting Chairman Hale asked if there were any further questions and there were none.

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

Ayes – 5

Yantz Site Plan – Lot 1, Ladue Road. 113.01-1-21.12
Acting Chairman Hale continued review of the application.

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

Mr. Monno questioned where the entrance of the building would be? Mr. Malarz showed the Board on the map and explained there would be a garage door in front of the parking area with a possible entrance door on the side of the building. Mr. Monno requested that the dimensions of the garage door and parking lot be labeled on the plan.

Mr. Maier added there would be no concrete slab. The four corners are the elevation of the finished grade of the building.

Mr. Monno asked for the Fire Marshal's input as far as the fire trucks entering the site. Mr. Sanford stated, most likely, that a heavy-duty brush truck with 400 gallons of water would be used. Mr. Minor asked if an access was required around the building? Mr. Sanford stated no.

Acting Chairman Hale asked the Town Engineer if the plans reflected all of his changes? All of the changes were addressed. His only concern was that the asphalt driveway be according to Town code and the detail shown on the plan.

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

Ayes – 5

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Yantz Site Plan be granted final approval contingent upon that the Town driveway detail be added to the plans, dimensions and elevations of the parking lot be labeled on the plan, and all other required signatures received, and the Chairman be authorized to sign the mylar.

Ayes – 5

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

Acting Chairman Hale continued review of the application.

Mr. Schultz stated the plans were sent out to all County agencies, i.e., Water Authority, Pure Waters, and the Health Department. Pure Waters has completed their review and is satisfied with the plans. Water Authority has started its review and plans to send comments out next week. The Health Department has not had an opportunity to start reviewing the plans.

The schedule for approvals of this project was based on the Town Board's request to have the connector road completed this year. We are on schedule with tonight's public hearing, and potentially receiving preliminary approval. Hopefully, at the second meeting in July, the project will receive contingent final approvals. Construction would start in August.

MRB Comments – Section 1, Villas at Brandon Woods

1. Once the project receives preliminary approval and configurations are good, easement maps and descriptions will be submitted to the Town.
2. Site Development Statistics noted under Incentive Zoning have been revised to be consistent with MR-1 requirements.

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

3. The location of the light poles have been shown on the utility plan similar to Northrup's Subdivision, i.e., alternated across the road approximately every 100 feet. Acting Chairman Hale confirmed the light poles would be dark sky compliant. Mr. Schultz stated a lighting district application would be submitted either as an extension or by itself, and for the balance of the project. Mrs. Bahr asked what were the changes made that gave this development better water pressure? Mr. Schultz stated years back the water came from the east down Rte. 31. The tanks up on the hill had good pressure and a 12-inch main was started at the Holiday Inn, which was pushed down and linked allowing the whole area from Lake Road to the Highlands to get better water pressure.
4. The detail for the connection of the proposed sewer to the existing sewer at Elderberry Lane and Talamora Trail was augmented for Mr. Oberst to review. There is a stub that will be extended, which the previous plans didn't show, and notes have been added to make it straightforward.
5. The line shown extending west of the sanitary sewer manhole S-2.4 indicating this is a one-way manhole was a misinterpretation and has been clarified on the plan. Mr. Oberst asked about the R.O.W. by the pond? Mr. Schultz stated the R.O.W. stays 60 ft. all the way with 10 ft. south of R.O.W. Mr. Oberst pointed to where there was only 5 ft. of R.O.W. Mr. Schultz stated that would be corrected.
6. The proposed commercial building will connect into manhole S-2.3.
7. Additional notes/details have been added to the plans. There is an existing stub that will provide the connection to Manhole S.
8. The water notes have been augmented, where the specific connection is, and where it's being picked up.
9. Utility plans now show stop signs depicted at the east end of Elderberry Lane and at other locations. Mr. Perrine stated that street signs are required to have 6 inch lettering. Mr. Schultz agreed.
10. Sidewalks are clearly labeled on the plans. They are shown on the north side of Elderberry Lane and along the south side of Nathaniel Poole Trail. Crosswalks are indicated on the plan, too. Mr. Monno was concerned about the high elevation of future sections where there will be quite a drop off from the curb to the intersection. He asked if there was any material that could be used to make the elevation difference rough? Mr. Schultz suggested scoring the sidewalk or using something coarser than a broom. Mr. Perrine asked if the sidewalks are required to have detectable warnings to be ADA compliant? Mr. Schultz will look into that.
11. The sidewalk that runs from Nathaniel Poole Trail to the new Wal-Mart SC will be put into an easement to the Town so that the homeowner's association cannot block its use.
12. Mr. Schultz stated that consideration would be given to align the walkway with the proposed southwest corner of the Wal-Mart SC building to minimize the length of pavement that pedestrians must cross to gain access to the sidewalk.
13. Signage and striping will be installed on Nathaniel Poole Trail where pedestrians need to cross the road to gain access to the sidewalk.
14. Mr. Schultz stated a guide rail will be installed along the south and east sides of the pond. The proposed grading for the storm water management pond will be moved out of the R.O.W. and flattened.
15. There is a ditch along the north side of the property that discharges down the south face of the Wal-Mart SC building.
16. Mr. Schultz confirmed that the construction entrance would now be on the west side by Nathaniel Pool Trail.
17. Mr. Hassall will check with the Dawsons to relocate their shed, which is in the RO.W. of Elderberry Lane.

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

18. The Grading Plan shows additional swales in the back to bring the rear yard drainage in and pulled back.
19. The total area of disturbance for the installation of drainage structure DB-2 to DB-1 is less than a hundredth of an acre, does not require a permit and will be labeled.
20. Sediment Basin Notes number 2 and 3 were completed.
21. The error in the proposed finish floor elevation for Unit #22 was corrected.
22. All roof leaders tied into the storm sewer to the pond.
23. The details for the sidewalk ramps will be included on the plans once finalized.
24. The standard detail for sanitary laterals has been provided on the plans.
25. The standard detail for catch basins and field inlets has been provided on the plans.
26. Notes have been added to the plans for the cleaning and testing of sanitary sewers.
27. Storm water Pollution Prevention Plan calculations are currently under review, comments to be provided at a later date.
28. The water main system and water service sizing reports will be completed by Monroe County Water Authority and a copy sent to Mr. Oberst for review.

MRB Comments – Highlands Senior Development, Overall

1. A turnaround has been provided at the end of Elderberry Lane.
2. Pulled manhole up to provide separation so that the storm sewer does not conflict with the under drain between D-8 to D-9 and from storm sewer run D-12 to D-15.
3. There is a large manhole with a 5-way connection at D-11, configuration will be enlarged on plans to show that there is no conflict between the piping.
4. The Air Release Valve detail was removed.
5. The sanitary sewer profile has been revised to include all storm sewer runs.
6. The location of the storm sewer crossing adjacent to S-15 has been corrected. Mr. Schultz added that the overall plans would be delivered to Mr. Oberst tomorrow.
7. The sanitary sewer ending at manhole S-8.1 has been extended to the western property line.
8. The proposed grading at the rear lots of units 71 to 76 has been re-evaluated to provide positive drainage away from the back of these homes.
9. All comments reviewed and changed on Section 1 will apply to the Overall plans, too.

Mr. Schultz thanked Mr. Oberst for a thorough review. The Board also thanked Mr. Oberst for a long and thorough review.

Acting Chairman Hale stated that most of the Monroe County Planning & Development's comments pertain to environmental, which have been addressed previously through the rezoning application.

Mr. Oberst stated that Mr. Schultz should have the storm water comments in the next few days.

Mr. Monno asked if the bubble at the end of Section 1 would have to be eliminated due to drainage? The bubble will not be eliminated because the impact of the wetland doesn't warrant the disturbance.

Mr. Minor asked if there would be catch basins/intakes for units 13 to 23? Mr. Schultz stated yes. The S-curve on Nathaniel Poole Trail in front of the commercial parcel looks to be about 12 ft. Mr. Schultz stated it was put there to slow down traffic. He also asked if there was any formal landscape plan proposed by the homeowner's association? Mr. Schultz explained what seems to work best is that the homeowner has landscape control over

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

4 ft. to 5 ft. of the unit's perimeter. Mr. Hassall added that he is working with the landscaper for the front of the units. The same type of plants will be used, but in different configurations.

Mrs. Bahr brought up the Environmental Conservation Board's comments, and that the Board would like to see select trees included in the landscape development plan. Mrs. Bahr emphasized the aesthetic importance of keeping some of the significant trees. Mr. Schultz stated if there is a tree that can be saved and it's not in the middle of the road, it would be saved. Mrs. Bahr asked if trees would be tagged after the roadway is put in? Mr. Hassall stated that has to be coordinated by RG& E to make sure there aren't any trees in the R.O.W. Mr. Minor asked if there could be some sort of planned landscaping to break up the sight line so you don't see right through from Elderberry Lane to Nathaniel Poole Trail. Mr. Schultz will look into that.

Mr. Minor asked if the storm water retention pond was always wet and the reason why? Mr. Schultz stated it's part of DEC's requirements to prove that there is a 24-hour minimum retention time. His concern was a result of noticing the Wal-Mart SC's pond, which recently "stunk out loud," and had green scum on the top. He wanted to notify the Health Department, but didn't. Mr. Schultz stated that ponds require maintenance, and that the use of a fountain keeps the water moving, which helps to eliminate the bad smell. Mr. Minor asked if there would be underground electric and what source? Mr. Schultz stated yes, but it's up to the utility company as to where the service is actually put in. Mr. Perrine thought that the underground electric would come from Talamora Trail.

Acting Chairman Hale asked how many new lots are being created with this subdivision? Mr. Schultz explained that on the plan, footprints are shown for units A through O, with additional units on lots 3 and 4. The additional units are not shown because of the assessment issue of having too many units on the tax roll.

Moved by Mr. Monno, seconded by Mr. Minor, that the Villas at Brandon Woods, Section 1 Subdivision (Lots 1, 2, 3, 4, and 5) be given preliminary approval.

Acting Chairman Hale noted that as part of a consolidated review, the environmental review was completed with the Town Board's Negative Declaration of April 24, 2007.

Ayes – 5

INFORMAL

Brockport Free Methodist Church – Parking Lot Expansion

Mr. Keith Davis addressed the Board. He introduced Pastor Tom Stroup. Mr. Davis explained that the church is growing at a very fast pace and in order to prepare, he would like to expand the existing paved parking lot. He feels that potential parishioners see the parking lot on Fourth Section Road full and decide not to attend.

Mr. Davis is proposing to clear the brush out approximately 120 ft. to the east, and put 8 inches of gravel down opening up the parking lot right to the road. When the Town Engineer and Building Inspector visited the site, they recommended enlarging the parking lot 65 ft. by 270 ft, which would be an additional two lanes. Also, Mr. Davis would have to come before the Planning Board for an informal hearing to talk about trees and drainage.

The proposed expansion area is mostly brush with only a few trees that aren't the type you can sell. As you head east and come upon the driveway, the plan is to clean that brush area out as well.

TOWN OF SWEDEN
Planning Board Minutes
June 11, 2007

Acting Chairman Hale asked how does this expansion affect storm water drainage? Mr. Davis stated, if anything, the water is being pushed over another 300 ft. towards the creek. Mr. Monno asked if it would be wise to push dirt that may interfere with the drainage of the creek? Mr. Oberst stated when he was out at the site he saw an existing pond, and wondered if there was anyway to drain the parking lot to that pond.

To summarize, Mr. Davis is requesting to cut down the brush, push the lawn over, and pack down about 8 inches of gravel to expand the parking lot, which would remain for a couple of years until more money could be raised.

Mr. Oberst confirmed that they are not going to pave the lot, just put gravel/crushed stone down. Fire Marshal Sanford commented that any brush that is cut away would not only benefit the church, but also would be a benefit safety-wise to the community.

Mr. Minor asked if the gravel base would stay through the first winter, and then paving would occur? Mr. Davis stated the plan is to pave when the congregation reaches 1,000 people.

Mr. Oberst added that there is less than one-acre area of disturbance. The parking lot would be expanded to the east with gravel, and graded to the west. Mr. Oberst requested a few survey shots be taken of the existing drainage system.

The Board agreed that the applicant should come before the Board when ready to pave.

Romano Subdivision & Site Plan

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Chairman be authorized to update his signature on the mylar.

Ayes – 5

Sweden Meadows – Section II Resubdivision

Moved by Mr. Minor, seconded by Mr. Hertweck, that the Chairman be authorized to update his signature on the mylar.

Ayes – 5

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

Planning Board Secretary