

**TOWN OF SWEDEN
Planning Board Minutes
June 11, 2012**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 11, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: Adam Cummings, MRB, Kris Schultz, Schultz Associates, Mark Warren, Richard Maier, DDS Engineers, Sue Collins, Robert and Julie Hill, Eric McCracken and family.

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

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Strabel, that the minutes of May 30, 2012, be approved.

Ayes – 7

Moved by Mr. Minor, 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.

Mark Warren Site Plan. 529 White Road. 098.01-1-12.3

Chairman McAllister asked if there were any comments, questions or concerns regarding this project. There were none.

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

Ayes – 7

Collins Subdivision – Lots 1 and 2. 2266 Reed Road. 128.01-1-9.1

Mr. Richard Maier addressed the Board. The applicant, Sue Collins, bought the farm from Warren Becker and plans to sell approximately 65 acres to Five Star Growers, which will remain farmed with no proposed site development. Ms. Collins will purchase the remaining house and barns on approximately 50 acres.

Mr. Strabel asked if there is a natural hedgerow that defines the property line. Mr. Maier stated there is one.

Mr. Strabel requested the agricultural data statement on the plan be changed from Clarkson to Sweden.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Collins Subdivision, Lots 1 and 2, be accepted for review.

Ayes – 6

Abstain – Mr. Minor

The public hearing will be Monday, July 9, 2012.

Snyder Subdivision, Lot 6 - Amended Site Plan.1550 Reed Road. 128.02-1-31

Mr. Kris Schultz addressed the Board. Robert and Julie Hill, owners, were present at the meeting. They are requesting amended site plan approval to change the location of the house and septic.

Chairman McAllister asked for clarification of Lot 2's property lines. Mr. Schultz stated the lot fronts on Lake Road and runs across the back of Lot 6.

Mr. Schultz submitted Monroe County Planning and Development comments from the applicant's previous pole barn submission, and asked if the Board would accept these comments for the current project. Chairman McAllister asked if Monroe County Department of Health would review the current application, which is most important. Mr. Schultz stated yes. The Board agreed to accept the previous comments.

Moved by Mr. Minor, seconded by Mr. Dollard, that the Snyder Subdivision, Lot 6, Amended Site Plan be accepted for review.

Ayes – 7

The public hearing will be Monday, July 9, 2012.

Mr. Minor requested the Town's water statement be added to the plan. Mr. Schultz agreed.

Mark Warren – Subdivision and Amended Site Plan. 529 White Road. 098.01-1-12.3

Mr. Hale asked if the requested approval was for subdivision or site plan or both. It was stated that it was only for amended site plan due to that the parcel was created long before the Planning Board regulations were put into place in the late 1960s.

Mr. Warren submitted updated copies to the Board. The changes to the plan include Mr. Warren's address to 121 Clark Street and the agricultural data statement added to the top corner of the plan.

Mr. Hale noted that Notes 11 and 12 reference Orleans County instead of Monroe County.

Mr. Strabel asked for clarification regarding the driveway cuts. Mr. Warren stated the access in the middle of the property is the existing access and that the other one was an old farm access.

Mr. Monno asked for clarification of the location of the leach field and septic tank. Mr. Warren stated the tank is on the west side of the house and the leach field is in the front of the house. The new system will be on the east side of the driveway and the existing system is on the west side of the driveway.

Mr. Monno asked how the existing tank would be removed. Mr. Warren stated he has pumped the existing tank and will crush it and fill it when he's ready to remove it.

MRB's Comments

1. The main curb cut to the property will not change.
2. The old farm access located at the northeast corner of the property has worn away and will not be used. The Town Engineer would still like the Monroe County Department of Transportation to review the plan for both the main access and the old farm access. Mr. Hale requested the Highway

**TOWN OF SWEDEN
Planning Board Minutes
June 11, 2012**

APPROVED

- Superintendent's signature line be removed.
3. MC DOH has already reviewed and approved a permit.
 4. The agricultural data statement has been added to the plan.

Mr. Hale requested the minutes show that subdivision approval is not required because the property was created prior to the late 1960s when Planning Board regulations were put in place. The Clerk stated it was made part of the record in the informal minutes; however, the actual parcel creation date wasn't stated, which it should have been. The Clerk will check with the assessor and report at the next meeting.

Discussion took place regarding when subdivision approval should be required. The details of the septic system need to be added to the plan.

Mr. Monno recommended that the basement should not be built on solid rock and to make sure that the elevation matches or exceeds what's on the approved plan to avoid any water problems in the future.

Mr. Adam Cummings, acting Town Engineer, questioned the amount of acreage of disturbance. If it's less than 25,000 sq. ft., then Note 18 on the plan should be changed. The note reads that the area of ground disturbance is ± 0.9 acres.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for the Warren Site Plan, located at 529 White Road; and

WHEREAS, the Planning Board held a public hearing on June 11, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Monroe County Department of Health, and Fire Marshal;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Warren Site Plan is an unlisted action which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Warren Site Plan be approved contingent upon receiving the required signatures, and the Chairman be authorized to sign.

Ayes – 7

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

Planning Board Clerk