

TOWN OF SWEDEN
Planning Board Minutes
July 9, 2007

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 9, 2007, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, Richard Dollard, David Hale, William Hertweck, Craig McAllister, Arnold Monno

Absent: Matthew Minor

Also present: James Oberst, MRB, James Butler, Building Inspector, Robert Avery, Brett and Amy Weigel, Douglas Morris

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

Correspondence passed to members for review.

7:01 - Member Hale arrived.

Bettilyon-Hauser Subdivision

Mr. Robert Avery addressed the Board. This is a proposed two-lot subdivision at 1559 West Sweden Road. Pastor Carl Hauser will purchase Lot 2 and his daughter and son-in-law will purchase Lot 1. The parcel is approximately 54 acres and is 985 ft. south of LaDue Road with an existing farmhouse and garage. Lot 1 will include the farmhouse, out building and 20 acres to the center of the R.O.W. Lot 2 will remain vacant at this time, but include 34 acres to the R.O.W. At a later date, Pastor Hauser would like to build a home near the front of Lot 2. Lot 1's frontage is 226.26 ft. and Lot 2's frontage is 223.10 ft.

The parcel is currently farmed over several different fields, which is noted on the plan. There are state and federal wetlands located in the northwest corner of the farm, and federal wetlands located midway of the south property line to the northeast corner. Preliminary perc tests were completed on Lot 2 to see if there would be any implications with the placing of the subdivision line (copies distributed). The tests ran pretty good, but no deep hole was taken. The results indicate that without any mineral, a standard in-ground system would be required. There is no public water service.

The Board reviewed the plan. Mr. Monno asked where the proposed house would be located on Lot 2? Mr. Avery estimated the house would be approximately 500 ft. back from the R.O.W.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Bettilyon-Hauser Subdivision be accepted for review.

Ayes – 6

The public hearing will be August 13, 2007.

INFORMAL

Shoppes at Owens Landing Site Plan

Mr. Douglas Morris addressed the Board. He distributed an overall conceptual site plan showing a sample of the type of tenants that may locate at Owens Landing. He indicated that site plan approval would be done on a piecemeal basis. Mr. Morris stated relative to the Lowe's construction, some trees have been taken down and the site has been graded. The wetlands at the northeast corner have remained undeveloped. The plan is to make

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that corner aesthetically pleasing by clearing out some of the smaller trees and brush. He referenced the site plan describing the proposed building farthest back that was originally going to be a Target store. Negotiations took place for about six months, but Target decided to pull out of smaller markets because of not doing so well with past sales. Kohls was asked, but not interested. Mr. Morris is confident they will find the right tenant.

Mr. Morris stated that Petsmart would open a store in the plaza, which is good news due to the closing of the existing Petsmart warehouse/store. The proposed store is about 3,800 sq. ft., smaller than the typical Petsmart store. In addition, the 10,480 sq. ft. building will house a Verizon, Metro Mattress and/or Panera Bread business. The proposed buildings in front are reserved for restaurants.

Mr. Morris explained that the Class C stream that runs through this property would stay undisturbed. The approximate 2.5 acres of wetlands as shown on the map will be mitigated, moved to the back. To move the 2.5 acres from the front of the lot to the back, the Core of Engineers asked for a 3:1 ratio, which will result in creating an additional 8 acres of wetlands plus allow us to develop the land more efficiently.

Mr. Dollard asked if the wetlands are being relocated to the area by the railroad? Mr. Morris stated no, it's more towards the northeast corner at the back of the parcel. He also asked if this would have any impact on the flooding that presently happens on East Canal Road. Mr. Oberst responded that there are separate drainage sub areas where all the water that comes from the existing Petsmart and Wal-Mart crosses under Rte. 31 and stays on the west side of Owens Road, and works its way down to the railroad and eventually crosses over to the east side. This tributary actually heads northeast and crosses under the canal farther to the east and much closer to Sweden Walker Road.

Mr. Morris stated that he would propose an updated traffic study be done due to the increased traffic caused by the additional stores.

Mr. Dollard wanted to know if the proposed bank shown on the site plan was confirmed. Mr. Morris stated it was just an example of what could fit in that space.

Chairman McAllister asked how would the land be subdivided? Mr. Morris would like to leave it the way it's shown, i.e., Lowe's – parcel 1, northeast corner restaurant – parcel 2, the remainder of the Commercial property – parcel 3, and the Industrial portion at the back – parcel 4.

Mr. Monno had concerns with the moving of the 2.5 acres of wetlands to the back of the parcel and how it would leave that area. Mr. Morris explained it costs about \$20,000 to make an acre of wetlands, which doesn't always entail digging out dirt and making a wet area. It's more the type of soil used and the type of plants put in, not necessarily always a wet area. Mr. Oberst added that a wetland is an area you don't want to drain and is conducive to plants you want to grow at that location. Mr. Morris stated it's more about soils than it is the amount of water. Mr. Monno wanted to know if the area where the wetlands are moved from would be filled by dirt brought in. Mr. Morris stated a grading plan would be provided for the entire parcel, but not until the exact locations of the proposed buildings have been determined. Per each separate site plan approval, the amount of dirt brought in and the final grade will be shown on the plan. Generally speaking, the grade difference won't be more than two feet from one side to the other.

Chairman McAllister asked how many variances would be requested for the proposed layout. Mr. Morris stated that no variances would be required. Chairman McAllister stated the code doesn't permit two buildings in front of each other or with different setbacks on the same parcel. Mr. Morris agreed that more subdivisions would be

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necessary. Mr. Hale stated that §175-40 and 41 of the Sweden Zoning Code explains how to define site areas, buffers, green space, building coverage, etc. Mr. Morris will review it.

Mr. Morris brought up proposed signage and the Clerk stated it would have to be discussed with and approved by the Building Inspector.

Other subdivision options were discussed and that each parcel has to have frontage on a public road, but can use internal roadways. Mr. Hale referenced Wegmans and that all the out parcels, three banks and Taco Bell have road frontage even though it is not used. Mr. Morris stated he would have to look into whether a shopping plaza of this size can be designed with every building having frontage on a public road. Chairman McAllister asked if the internal roadways could be converted to dedicated roads? Mr. Morris will discuss that point with Lowe's and his engineers, which may be a good alternative. Chairman McAllister stated that now would be the time to make that change with Lowe's under construction. Mr. Morris stated it may work, but the width of the road could be a problem.

Mr. Monno still had questions regarding the two-foot difference in elevation. His point was since the buildings are brand new, the elevations should be kept as close as possible from one side to the other. Mr. Morris stated while the individual site plans are being reviewed/approved, he would work with the Planning Board to ensure the elevations are similar.

Mr. Morris stated his next submission would include site plan approval for one building, the change to dedicated roads, if possible, and a rough grading plan.

Mr. Morris asked what was the reasoning behind not having two buildings on one parcel. Chairman McAllister stated it is a safety issue and the potential loss of green space.

Mr. Monno asked if Mr. Morris could show on the next submission how the creek goes through the property. He also asked what size culvert was used. Mr. Oberst stated it was twin 36 inches.

Yantz Site Plan – Chairman's Signature

Applicant did not submit plans for signature, no action taken.

Moved by Mr. Monno, seconded by Mrs. Bahr, that the minutes of June 11, 2007 be approved.

Ayes – 4
Abstain – Mr. Dollard
Abstain – Chairman McAllister

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

Planning Board Secretary