

**TOWN OF SWEDEN
Planning Board Minutes
July 9, 2012**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 9, 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.

Absent: David Strabel.

Also present: James Oberst, MRB, Kris Schultz, Schultz Associates, Mark Warren, Cory Tufano, DDS Engineers, Robert Bringley, Marathon Engineering, A.J. Barea, P.L.S., Andrew Gallina, Joyce Zimowski, Sue Collins, Lauren McCracken, Thomas Bidwell.

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of June 11, 2012, be approved.

Ayes – 6

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

Ayes – 6

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

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

Mr. Kris Schultz addressed the Board. The applicant is relocating the house and the septic system to the east. The plans have been submitted to the Town Engineer and Monroe County Department of Health for review.

Chairman McAllister asked if there were anyone present with questions, concerns or comments.

Mr. Thomas Bidwell, 1574 Reed Road, stated he has reviewed the project and feels it is a good plan and is acceptable.

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

Mr. Richard Maier was not present to address the Board so Chairman McAllister explained that this is a proposed two-lot subdivision with no site improvements. He asked if there was anyone present with questions, comments or concerns. There were none.

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

Ayes – 6

Unity Medical Office Amended Site Plan. 6668 Fourth Section Road. 083.02-1-20.114

Mr. Andy Gallina, Gallina Development, addressed the Board. He introduced Mr. Bob Bringley, Marathon Engineering, and Ms. Joyce Zimowski, Unity Health. He explained that the application before the Board is for an acceptance of a freestanding sign for the new medical office building located in the Wegmans Plaza.

Mr. Bringley stated the proposed drawing shows the sign and its location. He would be happy to answer any questions.

Mr. Gallina explained that with the position of the building off Fourth Section Road, it was determined that identification was needed for clients and patients to find the building. From a traffic standpoint, to avoid any accidents caused by traffic congestion. Ms. Zimowski added that being this is a medical building and by nature of that, there are times when an ambulance is required, and the building must be easily identified.

Chairman McAllister asked if there was enough information for an accept for review.

Mr. Monno requested further clarification as to the location and size of the sign. Mr. Gallina responded accordingly.

Mr. Minor asked if there was signage on the building. Mr. Gallina stated no, just the address number. Mr. Hale commented that at the Unity office he goes to, there is a directory of offices. Mr. Gallina acknowledged that would be the same on this building, but no actual sign with just the name. Mr. Hale asked if the proposed sign is similar to the size of sign at the Canal Ponds location. Mr. Gallina wasn't certain.

Mr. Hale asked if payment has been received. The Clerk explained that due to the circumstances of the original application that only engineering fees will be paid. Discussion followed. The Clerk will notify the applicant whether or not the Board agrees with this decision.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the Unity Medical Office Amended Site Plan be accepted for review.

Ayes - 6

The public hearing will be August 13, 2012.

McCracken Resubdivision. Lake Road. 114.01-1-43.112, 43.113, 43.114

Mr. A.J. Barea addressed the Board. He stated Mr. McCracken was present at tonight's meeting. The applicant owns several lots that were approved by the Board 24 years ago. Because the applicant has had no luck selling these lots, he would like to nullify the approval and merge the lots with the ± 38-acre parcel that surrounds these lots. No site improvements are proposed at this time.

Mr. Hale confirmed that the original site plan approval would be nullified as well.

**TOWN OF SWEDEN
Planning Board Minutes
July 9, 2012**

APPROVED

Moved by Mr. Hale, seconded by Mr. Dollard, that the McCracken Resubdivision be accepted for review.

Ayes – 6

The public hearing will be August 13, 2012.

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

Mr. Kris Schultz continued review of the application.

MRB Comments - dated July 3, 2012

1. The location of the roof leader and sump pump discharge has been noted on the plans.
2. Water service is shown on the plans to the barn. No bathroom is proposed in the barn, just a spigot.
3. MC Department of Health has reviewed the septic system plans and is ready to sign.
4. A copy of a letter sent to MCDOT with the previous amended site plan application showing that there is no change to the site access was submitted to the Town.
5. The SWPPP as it stands is sufficient. There is no impact to the drainage with the shifting of the house and leach field location.

Fire Marshal Comments

- Mr. Schultz agreed with the Fire Marshal's suggestion to expand the stone access at the southwest corner of the barn entrance beside the concrete pad to the edge of the barn in order to help with navigation of fire apparatus.

ECB Comments

- Recommend enhancing the landscape with plantings of native species. There are no adverse environmental impacts with the proposed development.

Mr. Minor confirmed there is no public water. Water service goes to the barn via use of a spigot.

Chairman McAllister noted that #12 of the SEQRA form should be updated to show that the proposed development would require modification to the existing permit/approval.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for an amended site plan approval for the Snyder Subdivision, located at 1550 Reed Road; and

WHEREAS, the Planning Board held a public hearing on July 9, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Agricultural Data Statement, comments of the Town Engineer, Environmental Conservation Board and Fire Marshal;

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

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

Ayes – 6

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

Mr. Cory Tufano explained the applicant is creating two lots out of an existing lot with no proposed development. Mr. Hale reviewed the map noting that a huge flag lot is being created as Lot 1.

MRB Comments

1. Wetlands on the east property require clarification as to whether they are State or Federal.
2. The Notice of Project Near Farm Operations needs to be corrected from Clarkson to Sweden.

Fire Marshal had no comments.

ECB Comments

- No impervious structure, no development.

Chairman McAllister asked why is a second lot being proposed with no intention to develop. The applicant explained that Lot 2 is being sold due to a balloon payment not being made to the farmer who has rented it for the last seven years. The plan is to eventually buy back the property from the farmer and to keep it as a horse farm, which is how it has always been. The farmer presently gains access from the neighbor to the east or from the applicant's access.

The Board discussed the wetlands issue and determined they would like to see a revised map with the wetlands shown for the next meeting. No further action taken.

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

Mr. Mark Warren addressed the Board.

MRB Comments

1. Mr. Warren sent a letter to Mr. Cessario, MCDOT, explaining that the existing curb cut would be the main access and the old farm access will be eliminated. To date, there has been no response.
2. Inverts have been added on the map. A copy of the septic system repair permit and letter from the MCDOH is available for review.
3. The Agricultural Data Statement has been added to the plan.

Mr. Hale asked for clarification whether this application was for subdivision or site plan approval or both.

The Clerk summarized that the original house was built in the 1800s, and there was no site plan approval; however, by Mr. Warren's request to relocate the house and septic system at this time, the Board requested site plan approval. The lot, including the old farmhouse, was created in 1996, after the Planning Board regulations were put in place in the late 1960s, and therefore, would require subdivision approval.

The public hearing held June 11 was for site plan approval only.

Mr. Monno discussed septic system approvals and that the details should be included on the plan.

TOWN OF SWEDEN
Planning Board Minutes
July 9, 2012

APPROVED

Mr. Minor asked where the Agricultural Data Statement was located on the plan. It was determined it was inadvertently removed as well as the applicant's correct address. Applicant will submit corrected copy.

The meeting was adjourned on motion at 9 p.m.

Planning Board Clerk