

**TOWN OF SWEDEN  
Planning Board Minutes  
July 13, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 13, 2009, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: Jim Oberst, MRB, Jim Glogowski, Kris Schultz, Robert Fitzgerald, A.J. Barea, Gary Hodenius, Brenda Ross, Mark and Darlene Heitz

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

Correspondence passed to members for review.

Moved by Mr. Monno, seconded by Mr. Hertweck, that the minutes of May 27, 2009, be approved.

Ayes – 4  
Abstain – Mr. Dollard  
Abstain – Mr. Hale  
Abstain – Mr. Strabel

Moved by Mr. Dollard, seconded by Mr. Strabel, that the minutes of June 22, 2009, be approved as amended.

*Mr. Hale stated he would like Danielle's full name added to his comment on page 1 regarding the approval of the May 11 minutes.*

Ayes – 6  
Abstain – Mr. Hertweck

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

Ayes - 7

**MPH Resubdivision. 5377 Brockport Spencerport Rd. 084.02-2-25**

Chairman McAllister asked if there was anyone present with questions or comments regarding this project. There were none. Mr. James Glogowski addressed the Board. He stated the drawings have been updated to include the Town Engineer's comments.

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

Ayes - 7

**Crosier Driving Range Amended Site Plan. 7487 Fourth Section Road.082.02-1-32**

Mr. Kris Schultz addressed the Board. This is an amended site plan, which was originally approved about 10 years ago. The reason for the amended site plan is the addition of a building and the expansion of the existing service building used to hand out the clubs and balls. He noted that there was an error in the address on the application submission. The correct address should be 7487 Fourth Section Road and has been changed on the site plan drawing.

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Mr. Schultz explained that basically everything is the same as before. Lighting will be installed as previously approved, the parking lot will be cleaned up, and the front dressed up with a gate, lamppost and sign. The new owner is in the landscaping business so the site will be easily maintained. He will have one to two employees and store his landscaping equipment in the new barn. Water service will be run back to the service building. The use is very consistent with what was before.

Moved by Mr. Monno, seconded by Mr. Strabel, that the Crosier Driving Range Amended Site Plan be accepted for review.

Ayes – 7

The Public Hearing will be August 10, 2009.

**Bettilyon-Hauser Site Plan- Lot 2. West Sweden Road. 112.04-1-3.12**

Mr. Robert Fitzgerald addressed the Board. He stated Mr. Robert Avery was in front of this Board for subdivision approval a year ago so the application may be familiar. At that time, the subdivision approval was for two lots with the first lot for Mr. Hauser's children and Lot 2 for himself. Mr. Hauser is now seeking site plan approval for Lot 2.

Mr. Avery showed the Board a previously proposed site plan drawing. Since then the development has been shifted closer to the road with the house shifted about 190 feet off the road. The 25 feet jog shown was required previously due to the perc test that was done for the proposed septic system, which was located closer to the wetlands. Mr. Hauser originally wanted a walkout basement, but after the topography was done, it was determined it wouldn't work so another perc test was done, and that's when the development was shifted forward. This site will be serviced by a private well and a standard in-ground system.

Chairman McAllister asked if a back-up septic system location were determined that would be 100 ft. from the proposed well just in case the standard septic system failed. Mr. Fitzgerald stated other perc tests were completed, and there is another location for a septic system should the standard one fail.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Bettilyon-Hauser Site Plan, Lot 2, be accepted for review.

Ayes – 7

The Public Hearing will be August 10, 2009

**MPH Site Plan – Lot 2. 5377 Brockport-Spencerport Road. 084.02-2-25**

Chairman McAllister asked the applicant if a shared driveway was considered due to the dangerous stretch of road this property fronts on. Also the DOT might not permit the proposed curb cut. The applicant stated yes, but the driveway would then have to cross the wetlands.

Mr. James Glogowski addressed the Board. He stated the site calls for a full raised septic system and the plans have not been to NYSDOT to date.

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Moved by Mr. Hale, seconded by Mr. Dollard, that the MPH Site Plan be accepted for review.  
Mr. Minor stated he would like to see the length of the driveway added to the plan.

Ayes – 7

The Public Hearing will be September 14, 2009.

**Schuff Resubdivision. 1700 West Sweden Road. 113.03-1-16.2**

Mr. A.J. Barea addressed the Board. The owners currently occupy Lot 1 of the Schuff Subdivision. Margaret Schuff and her brother own the land around Lot 1. The applicants are proposing to add 60 ft. to Lot 1's existing frontage of 200 ft. extending it to the rear line. Basically, 60 ft. is being added to an existing lot. The remaining land shall stay the same.

Mr. Hale asked if there are homes north or south. Mr. Barea stated there is a farm with a home and barn south of this parcel about 200 ft. Also, there is a cultivated field about 400 ft. north of the next house.

Chairman McAllister stated the intention of the applicants if they chose to move, is to have a lot size that is to current code in case they didn't want to sell off the remaining land at that time.

Mr. Barea reiterated that only the current north side of the lot is being shifted 60 ft. north.

Moved by Mr. Hale, seconded by Mr. Minor, that the Schuff Resubdivision be accepted for review.

Ayes – 7

The Public Hearing will be September 14, 2009.

**MPH Resubdivision. 5377 Brockport-Spencerport Road. 084.02-2-25**

Chairman McAllister continued with the review of this application. Mr. Glogowski addressed the Board. He distributed an updated map showing the Town Engineer's comments addressed, which include the following:

1. location of water service added to Lot 1
2. defined leach system
3. outlined wetlands
4. letter provided by owners granting permission to subdivide land.

Chairman McAllister reviewed the comments from the County and there was nothing significant. The Environmental Conservation Board stated there were no adverse environmental impacts, but requested the subdivision application be changed to show the correct distance of 2,000 feet and the south side of the parcel so that it is consistent with the Short EAF. The Fire Marshal had no issues.

Chairman McAllister asked if there were any more comments, questions or concerns. There were none.

Moved by Mr. Hale, seconded by Mr. Dollard, that having reviewed the comments from the Town Engineer, County Planning, Fire Marshal and Environmental Conservation Board, the Planning Board determines that the MPH Resubdivision is an unlisted action which will not have a significant impact on the environment.

Ayes - 7

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Moved by Mr. Hale, seconded by Mr. Hertweck,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the MPH Resubdivision, 5377 Brockport-Spencerport Road, and

WHEREAS, a public hearing was held by the Planning Board on July 13, 2009, and all persons wishing to be heard were heard, and

WHEREAS, the MPH Resubdivision has been approved by the Town Engineer, and

NOW, THEREFORE, BE IT RESOLVED, that the MPH Resubdivision be granted Preliminary Approval contingent upon that the location description on the subdivision application is updated to be consistent with the Short EAF, initialed, and

THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the MPH Resubdivision be granted final approval.

Ayes - 7

Chairman McAllister suggested to Mr. Glogowski if he wanted to make the necessary correction to the subdivision application so that it is consistent with the short EAF, and initial the changes, the mylar could be left for signature tonight. Mr. Glogowski stated he would take care of that issue.

**INFORMAL**

**Northview Subdivision – Section 2**

Mr. Kris Schultz addressed the Board. He explained that Mr. Northrup would like to start the earthwork now, so it's all stabilized and green, and then work on plan approvals this winter. Mr. Schultz explained he's not looking for any approval tonight, but wanted to make the Board aware. The erosion and sediment control plan mimics the overall plan previously submitted with Section I. Mr. Northrup would like to strip the topsoil, stockpile where shown on the map and eventually move the dirt. If sales in Section I stay the same, he would like to begin approvals for Section II.

Chairman McAllister clarified that the overall preliminary plan did not receive any approvals, just Section I. Mr. Schultz agreed and stated he just wanted the Town to see that the grading plan shown tonight follows the plan submitted for the overall development. The Town has the opportunity to maintain it from an erosion control standpoint with all inspections being done.

Mr. Monno confirmed that the land is currently clear. Mr. Schultz stated Mr. Northrup keeps it mowed.

Mr. Oberst asked that the SWPPP be updated since the last approval. Mr. Schultz agreed.

Mr. Minor asked what was the status of the sewer hookup. Mr. Schultz stated the Highway Department ran the line through and it's been done now for a few weeks. The next issue that has to be looked into is water pressure. The first section's water pressure was borderline satisfactory, and depending on the improvements made at Heritage Square, Section II may be all right.

Mr. Schultz confirmed that what Mr. Northrup wants to do is hire workers over the winter to do the underground, but there's so much cut and fill, he can't do it unless he gets the dirt moved now and stabilized.

Mr. Schultz will contact Mr. Oberst to review the plan together.

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**INFORMAL**

**BCSD Proposed Bus Garage. Owens Road.**

Mr. Kris Schultz asked for the opportunity to explain the proposed bus garage plans as a courtesy to the Planning Board. Discussion took place regarding the accuracy of the traffic study analysis done.

Mr. Schultz explained the plans call for two entrances off Owens Road. A wooded area has been kept upfront. There's a parking lot left for visitors. The buses are kept in a gated area, which will have a remote access. A lot of thought was spent on the fueling area, which will include gas and diesel. The gas area will be opened up to the sheriffs. A large pond will be put in for additional runoff.

All key points of a higher-end environmental review have been completed from archeological to traffic studies. The building has numerous bays for washing the buses and there's room for training in the building.

Mr. Hale commented that one of the two main concerns with this development, besides traffic, is storm water runoff. Most people believe that this development will make East Canal Road worse. Mr. Schultz stated that one of the things done to alleviate that issue was to put in an oversized pond that would add a lot more volume or storage area to the 100-year floodplain.

**OTHER**

**Review Comments – Rezoning Application for 5150 Sweden Walker Road.**

The application was reviewed and the Planning Board recommends checking carefully the setback, buffer, etc., requirements for Light Industrial zoning to be sure proposed development could be done.

**Review Comments – Renewal of Excavation Permit, Iroquois Rock Products, Inc.**

The application was reviewed and the Planning Board asked for clarification regarding the difference between an excavation permit and a mining permit.

Mr. Monno suggested that another tour of Iroquois Rock be scheduled for those who have not had a chance to see it. He added there have been a lot of changes since the last tour.

**INFORMAL**

**Christ Community Church**

Mr. A.J. Barea asked the Board for a few extra minutes to discuss the above-proposed application. He explained that the church would like to expand its parking by purchasing a portion of land from Barry Dodge, which is located in the Town of Sweden. The church and existing parking lot is located in the Village of Brockport. Mr. Barea's question is how should he proceed to gain approval for this application when the land subdivided from Barry Dodge would be landlocked and that can't legally be done in the Town. The two parcels have to remain separate unless the Town parcel can be annexed into the Village. Chairman McAllister suggested that the Planning Board Clerk send a note to the Town Attorney from the Planning Board requesting an opinion as to how to legally have this application approved.

The meeting was adjourned by motion at 9:10 p.m.

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**Planning Board Secretary**