

**TOWN OF SWEDEN  
Planning Board Minutes  
August 10, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 10, 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, Arnold Monno

Absent: Matthew Minor, David Strabel

Also present: Jim Oberst, MRB, Jim Butler, Bldg. Inspector, Jim Glogowski, L.S., Kris Schultz, P.E., Robert Fitzgerald, P.E., Nick Montanaro, L.S., John Clarke, P.E., Robert Gemmett, Carl and Charlene Hauser, Avis Ainsworth

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. Dollard, that the minutes of July 13, 2009, be approved.

Ayes – 5

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

Ayes - 5

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

Mr. Kris Schultz addressed the Board on behalf of Mr. John Nugent for the purpose of renovating the Crosier Driving Range. Mr. Nugent plans to buy the property and offer the same line of services with the addition of a 2,000 sq. ft. building with restrooms. Improvements will be made to the shack where the golf balls and clubs were handed out. Additional landscaping will be done to enhance the site, as well as a future pond for aesthetics. The fill from the pond will be used onsite. The existing parking lot is still stone. Mr. Nugent has cleaned up the miniature golf area. The plans before the Board reflect the Town Engineer's comments.

Chairman McAllister stated that the purpose of the new building is to house the equipment needed for the driving range as well as Mr. Nugent's landscaping business equipment until the business is phased out. In summary, his landscaping business may be run out of the building for a period of time. Mr. Schultz agreed.

Mr. Schultz stated that when this application was before the Board as an informal, he wasn't hired so the plans don't reflect the comments of the informal minutes; they will be incorporated for the next meeting.

Chairman McAllister asked if anyone had questions, comments or concerns. There were none.

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

Mr. Robert Fitzgerald addressed the Board. The plans are for a single family dwelling with a 24' x 40' future barn on the west side. There will be an in-ground septic system, which will be 200 ft. away from the proposed well. Sheet 1 of 3 shows the adjoining neighbor's well and septic system. As far as electric, a new pole will be installed across the road. The house is located in a high spot. Mr. Fitzgerald opened the discussion to questions. There were none.

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

Ayes – 5

**Canham Resubdivision and Site Plan. Skidmore Drive and Gordon Road. 070.03-1-10**

Mr. James Glogowski addressed the Board. He distributed an updated copy of the subdivision plat and proposed site plan for Lot 15. The septic system will be a modified system and public water will be available for a three-bedroom house. The Board reviewed the site plan. The minimum frontage for a lot serviced by public water is 150 ft.

Chairman McAllister checked to see if the subdivision plat had all the requirements. He requested Mr. Glogowski to add angles to the plan. Mr. Glogowski agreed. Mr. Hale asked if the tax account numbers could be shown in a larger print. Mr. Glogowski will take care of that. The Board reviewed the site plan requirements as well. Chairman McAllister requested setbacks be added to the site plan. Mr. Glogowski stated he would take care of it. Mr. Hale requested the name on the plan be changed from resubdivision to site plan. Mr. Glogowski agreed.

Moved by Mr. Hertweck, seconded by Mr. Dollard, that the Canham Resubdivision be accepted for review.

Mr. Monno asked if Mr. Glogowski would be able to add the angles by tomorrow morning. Mr. Glogowski stated yes. Chairman McAllister requested the angles be on the map before the public hearing. Mr. Hale stated the original site plan was approved some years ago and Mr. Alan Bader found an issue that caused him to red flag the project. Mr. Hale will abstain from voting and asked for the Board to review the 1970 approval to see why Mr. Bader did, in fact, red flag the project.

Ayes – 4

Abstain – Mr. Hale

Moved by Mr. Hertweck, seconded by Mr. Dollard, that the Canham Site Plan be accepted for review.

Ayes – 4

Abstain – Mr. Hale

The Public Hearing will be September 28, 2009.

**Breiner Resubdivision. 626 Beadle Road. 099.03-1-26**

Mr. Nick Montanaro addressed the Board. The property was originally subdivided in 1976. The applicant would like to resubdivide the property into two lots. The western lot would include the existing house, septic system and garage. The eastern lot would remain vacant. No construction is proposed for this lot.

Mr. Monno asked when the existing home was built. Mr. Montanaro wasn't sure, but some time after the lot was subdivided in 1976. The well is located next to the garage.

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Chairman McAllister summarized that the western lot is fully developed with existing dimensions shown. Mr. Montanaro stated yes. Chairman McAllister requested bearings be added to the drawing. Mr. Montanaro questioned why both were required; he thought it was redundant. Chairman McAllister explained the Town's code states both angles and bearings are required for an Accept For Review. This could be a point for discussion at another time.

Mr. Montanaro explained that bearings are included when the property is tied into a grid system. This property isn't. Mr. Kris Schultz was in attendance and explained how the County gets confused when the map is filed and bearings are included.

Moved by Mr. Monno, seconded by Mr. Dollard, that the Breiner Resubdivision be accepted for review.

Ayes – 5

The Public Hearing will be September 28, 2009.

**Aubry Subdivision and Site Plan. 7203 Fourth Section Road. 083.01-3-9.1, 9.2**

Mr. John Clarke addressed the Board. Mr. Aubry owns two parcels on Fourth Section Road. At 7203 Fourth Section Road, there is an existing house, and the second parcel to the west, 47 acres, is vacant land. The applicant is proposing to change the existing lot with the house from five acres to one and a half acres; and Lot 2, would be 50 acres, with a proposed home.

Chairman McAllister confirmed that Lot 1, with the existing house, would have 150 ft. of frontage. Mr. Clarke agreed. Chairman McAllister asked that Town Lot 8 and 10 titles be removed and have the parcels labeled Lots 1 and 2. Lot 2 will have over 400 ft. of frontage.

Mr. Monno asked if the proposed house would be built in the woods. Mr. Clarke stated most of the trees would be removed.

Mr. Hertweck asked about the location of the creek. Mr. Clarke stated the creek is located at the very northern end of the property.

Mr. Monno asked if another bump out would be required for the driveway. Mr. Clarke will look into it.

Chairman McAllister requested the front setback be shown on the plan. Also, he asked about the wetlands on the property. Mr. Clarke stated the wetlands are located at the extreme south end of the property.

Moved by Mr. Hale, seconded by Mr. Hertweck, that the Aubry Subdivision & Site Plan be accepted for review.

Mr. Clarke stated Mr. Aubry would like to have an in-law apartment and asked what are the requirements. Mr. Butler asked Mr. Aubry to contact the Building Department for all the requirements. Mr. Aubry asked if there were any restrictions on windmills. Mr. Butler stated the only requirement, at this time, is that the height of the windmill cannot exceed 36 ft., but he will confirm that.

Ayes - 5

The Public Hearing will be September 14, 2009.

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**Villas at Brandon Woods – Lot 112 Resubdivision. 1647 Nathaniel Poole Trail. 084.01-1-88**

Mr. Kris Schultz addressed the Board. He explained that this application was approved under Incentive Zoning with the residential portion of the project to follow MR-1 zoning. The project is senior oriented with a number of different floor plans and options.

Chairman McAllister stated the purpose of the resubdivision is for establishing a setback line. Mr. Schultz agreed.

The procedure that's been done in the Village of Brockport and Hilton is as follows:

*The developer has a number of different floor plans for marketing purposes. The client decides on a floor plan and the foundation/first floor information is given to the engineer/surveyor to create a plot plan similar to an instrument surveyor's map. This plot plan is given to the Building Department and a permit is issued based on that layout. After the foundation is in and the majority of the framing is done, a new map is created showing property lines that follow the outside face of the building and submitted to the Planning Board for resubdivision approval. The balance of the property goes to the Homeowner's Association. The new map goes to the County Clerk for filing, and is also seen by the Health Department. The first time this is done, it's good to go through the whole process. In other towns where this is done repeatedly, it gets to be monotonous, and planning boards have granted permission to the chairman to review the plan and sign off on it without having to go through the whole process.*

One of the reasons for streamlining the process is that some towns meet so infrequently that a time crunch occurs with the client wanting to move into the house only to end up having to wait for approval. This is why the Planning Board Chairman is granted permission to sign.

Chairman McAllister stated it would be helpful to include not only the front, but also the side and rear setbacks on the map. Mr. Schultz agreed.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Villas at Brandon Woods – Lot 112 Resubdivision be accepted for review.

Ayes – 5

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

Mr. Kris Schultz continued review of this project. He addressed the Town Engineer's comments.

1. Disturbance area exceeds 25,000 sq. ft.; stormwater should be looked at and provided.
2. At the Informal Meeting on May 11, Mr. Nugent stated he was planning on planting 20 spruce trees, 18 deciduous trees, etc. Mr. Schultz needs to meet with Mr. Nugent to prepare a landscaping plan of exactly what he is proposing to have. Mr. Schultz will recommend planting a row of pines along the west property line for shielding.
3. Future ice cream parlor use was not mentioned to Mr. Schultz, but is a good idea and an amended site plan would need to be done in the future.
4. Developer will pave parking lot and driveway in the future. Mr. Schultz discussed this with Mr. Nugent and he plans to do this within 5 years once his business is established and successful.
5. Mr. Schultz was working from an outdated zoning map, but all requirements for B-3 zoning has been met.
6. The swale across the front of the property will be discussed with the Highway Superintendent. An easement for a 40 ft. wide drainage easement centered on the ditch will be provided.
7. Details regarding the entrance gate will be provided. The gate will swing in for safety.

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8. Septic details have been updated. The building will not have a basement, but a poured slab. An oil/water separator will be shown.
9. There's an RPZ out at the road for water service. Plans will be submitted to Monroe County Water Authority for approval.
10. The lighting will be reviewed and checked for correct wattage.
11. The parking lot will be striped and handicap parking spaces identified.
12. The stabilized construction entrance will be used for the main entrance.
13. Perc and deep hole tests are shown on the plan.
14. Trees will be used to screen property to the west.
15. Drainage study should look at the impacts to the neighboring pond.

Mr. Monno asked if a pole could be installed to note the location of the ditch so that in the winter if there's a lot of snow, the sign may prevent someone from going off the driveway.

Environmental Conservation Board Comments

- Vegetative note should be added to the site plan.

Fire Marshal had no comments.

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

Mr. Robert Fitzgerald continued review of this project. He addressed the Town Engineer's comments.

1. Tie distance to the nearest front corner for monumentation purposes has been shown.
2. Discrepancy with property owner to the north was a typo and has been corrected.
3. Proposed setbacks should be shown. Missing was the front setback for the proposed barn.
4. The lot area on the site plan was corrected resulting in no change to the design of the plan.
5. Finished floor for the accessory structure has been added to the plans.
6. The 7 ft. wide highway reservation has been added to the site plan.
7. Still working with the Monroe County Health Department to determine if a culvert will be put in under the driveway. If the County requires a culvert, one will be put in.
8. Existing structures have been depicted on the plan.
9. Additional silt fence has been added to minimize erosion.
10. Stabilized construction entrance added.
11. Deleted Water Superintendent signature line.

DRC Comments

The Monroe County Health Department asked for confirmation of adequate separation between the well and septic. Also, there is no monumentation disturbance.

MCDOT Comments

1. Check for survey monuments – there were none.
2. Recommend putting in a driveway culvert – sent rebuttal, waiting to hear back.
3. Maintain positive drainage away from the highway – no grade change.
4. Review fees should be submitted.
5. Note added to maintain existing vegetation.

Fire Marshal had no comments.

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Environmental Conservation Board Comments

- Vegetative protective note should be added to the plan.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, Thomas Hauser has applied to the Town of Sweden Planning Board for Site Plan approval of Lot 2 of the Bettilyon-Hauser Subdivision located on West Sweden Road, and

WHEREAS, a public hearing was held by the Planning Board on August 10, 2009, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer, the Fire Marshal, the Environmental Conservation Board, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Bettilyon-Hauser Site Plan – Lot 2 is an unlisted action which will not have a significant impact on the environment.

Ayes – 5

Moved by Mr. Hale, seconded by Mr. Monno,

THEREFORE, BE IT FURTHER RESOLVED, that the site plan be approved contingent upon receiving the signatures of the Town Engineer, Monroe County Department of Health, Monroe County Department of Transportation, Fire Marshal, and the Chairman be authorized to sign.

Ayes – 5

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

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**Planning Board Secretary**