

**TOWN OF SWEDEN
Planning Board Minutes
September 10, 2012**

APPROVED

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 10, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale, Matthew Minor.

Also present: Adam Cummings, MRB, Kris Schultz, Schultz Associates, Ed Summerhays, L.S., Cory Tufano, DDS Engineers, Don Grentzinger, Lance Kepler.

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. Hertweck, that the minutes of August 20, 2012, be approved.

Ayes – 5

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

Ayes – 5

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

Eisenhauer Site Plan. Shumway Road. 084.04-1-21

Mr. Ed Summerhays addressed the Board on behalf of Walter Eisenhauer. Mr. Eisenhauer is proposing a single-family home on the existing one-acre parcel. Topographic sections have been done, which shows the drainage as southwest to northeasterly across the site crossing the road just south of Shumway Road. Perc tests have been done. The drainage is being maintained as proposed; however, a curtain drain was installed prior to the topographic sections being done along the south property line. Mr. Summerhays has consulted with his engineer and they have agreed a collector pit be recommended for drainage to avoid the leach field and house. A temporary driveway permit has been obtained for access.

Chairman McAllister asked if there were any questions, comments or concerns.

Donald Grentzinger, 4735 Sweden Walker Road, asked if the temporary driveway off Shumway Road would be the permanent access. Mr. Summerhays stated yes and confirmed it will not be moved to Sweden Walker Road.

Lance Kepler, 4875 Sweden Walker Road, was concerned with the volume of water in the spring when the snow melts on the north side of his property. Where is it going to go? He distributed photos for the Board to review. In the past, the water has drained right to his barn and inside it. Mr. Summerhays has discussed this with Mr. Kepler on site previously. He agreed that there are about 40 acres of upland watershed draining to the proposed site. Mr. Kepler has his building near the site with at least one curtain drain installed on the west side of the building. The natural drainage of the land is in a northeast direction. Mr. Summerhays witnessed this during

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perc tests completed in both the winter and spring. In discussing all of this with his engineer, and looking at the type of soil from the deep-hole test, there is the possibility of a lot of underground movement. It was determined that a curtain drain would need to be installed. The engineer suggested a collector pit, reverse dry well, be installed where a subsurface manhole will collect all the surface and underground water. This will not be a detention pond. Mr. Kepler is skeptical that the cross culvert at the road will handle the volume of water. A collector pit/manhole will collect upstream, underground water that is currently bubbling out of the ground.

Mr. Grentzinger asked how big is the culver under the road. Mr. Summerhays stated 12 inches. Mr. Grentzinger doesn't believe 12 inches will handle the volume of water.

RWJ Subdivision. 6273 Brockport-Spencerport Road. 084.01-1-12.1, 084.01-1-1.006

Mr. Kris Schultz addressed the Board. The applicant is proposing to relocate the existing property line to facilitate the sale of the car wash and to open the second parcel for development in the near future. No site improvements are proposed at this time.

Mr. Schultz stated he would address any questions. There were none

Merrill Estates Amended Site Plan – Lot 1. 1105 Beadle Road. 098.04-1-21

Mr. Kris Schultz addressed the Board. This is a previously approved subdivision and site plan on Beadle Road. The applicant is proposing to relocate the house and leach field, and add a pond. He has purchased Lots 1 and 2.

Mr. Schultz stated he would address any questions. There were none.

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

Ayes – 5

White Road Subdivision. White Road. 098.01-1-14.11.

Mr. Cory Tufano addressed the Board. The applicant is proposing to create two lots, Lot 1, ± 23.02 acres, and Lot 2, ± 81.05 acres. No site improvements are proposed.

Mr. Monno questioned the PIF regarding the drainage ditch, and stated the southern branch of the Black Creek tributary goes through the property at the culvert. In relation to the old pumpkin patch entrance, the ditch on the map is the start of the southern branch of the creek and should be shown on the map. Mr. Tufano stated the pin shown in the northeast corner is located in the apron of the driveway. Mr. Tufano will correct the PIF and show the ditch on the plan.

Moved by Mr. Strabel, seconded by Mr. Hertweck, that the White Road Subdivision be accepted for review.

Ayes – 5

The public hearing will be October 22, 2012.

Riexinger Subdivision and Amended Site Plan. 129 Root Road. 114.01-1-52.

Mr. Kris Schultz addressed the Board. He explained this parcel was a previously approved subdivision and site plan with the house located quite a distance off the road. The applicant is proposing to subdivide 5 acres off the front with 120 ft. left to access the balance of the unapproved land. Soil tests were done showing there is a lot of bedrock, which will result in a sand bed system. A well has already been installed with sufficient results.

Moved by Mr. Hertweck, seconded by Mr. Dollard, that the Riexinger Subdivision and Amended Site Plan be accepted for review.

Ayes – 5

The public hearing will be October 22, 2012, unless otherwise notified by the Clerk.

Eisenhauer Site Plan. Shumway Road. 084.04-1-21

Mr. Schultz continued review of this application.

MRB Comments

- Fire Marshal's signature line will be added.
- Propose to reinstall pipe at proper grade and make the west end 1 ft. lower to obtain the proper culvert coverage. Note will be added to the plan.
- Roof leader and sump pump detail will be added to the plan.
- Water sizing and service calculations will be provided.
- MCDOT approvals regarding curb cut location and proposed driveway apron will be added to the plan.
- MCDOH must approve septic system.
- Mailbox detail will be added to the plan.
- Ag Data Statement will be added to the plan. The Clerk will send the wording.

Mr. Strabel asked for clarification regarding curtain drain detail. Mr. Summerhays explained that the applicant made a trench approximately 1½ ft. wide, put stone down, installed a perforated pipe, and covered it with more stone. The applicant was told to stop because he hadn't obtained approval to do this.

Mr. Kepler added his concern is that the leach field is so close to the curtain drain in a wet area, and discharging to a road ditch, which goes to Salmon Creek. Chairman McAllister stated that the curtain drain is subject to review by the Town Engineer, keeping in mind that increasing the rate of run off is not permitted by law.

Mr. Summerhays stated the addition of a house and driveway is going to increase the amount of water, but the rate/distance that the water travels once surfaced shouldn't be any greater than diverting the water to go through the perforated pipe. Calculations will be done.

Drainage was discussed. Mr. Kepler is still concerned that his driveway will be washed out or he will get water in his storage building. The plan is for the applicant's engineer to discuss all issues and concerns with the Town Engineer.

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Mr. Monno suggested the County should look at the south side of Shumway Road to keep a deeper ditch to help drain some of the water. Mr. Summerhays stated the main source of drainage for this property is coming from the southwest. Mr. Strabel summarized that an 8 inch pipe and a 4 inch round perf isn't big enough for the amount of water flow he has seen come across the yard.

Fire Marshal Comments – There were none.

ECB Comments

- No comments due to the site was cleared before Mr. Summerhays accepted to prepare a site plan.
- The application states it's an acre parcel versus how much land is being affected is why there is a discrepancy.
- Large trees will be saved. Southwest corner may have a tree or two removed for the septic system.
- A note will be added to the plan regarding preserving vegetation.
- Erosion control is being addressed.
- Septic system will be approved by MCDOH.

Mr. Monno confirmed that the curtain drain is in the area of the 50 percent expansion area of the septic system and should probably be cut out. Mr. Summerhays stated it wasn't the curtain drain, but a silt fence.

Mr. Strabel asked for the site disturbance/acreage to be checked. There was some discussion as to the existing elevation of the home. Mr. Summerhays stated the first floor elevation was at 645.

The Board agreed to review the project again once drainage issues are resolved.

RWJ Subdivision. 6273 Brockport-Spencerport Road. 084.01-1-12.1, 084.01-1-1.006

Mr. Kris Schultz addressed the Board and distributed updated forms and plans.

MRB Comments – All comments have been addressed.

Fire Marshal – There were none.

ECB Comments

- No site improvements proposed.

MCDOH has reviewed and signed the plan.

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Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the RWJ Subdivision, located at 6273 Brockport-Spencerport Road, and

WHEREAS, the Planning Board held a public hearing on September 10, 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, Fire Marshal, and the Environmental Conservation Board;

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

BE IT FURTHER RESOLVED, that the Planning Board grants Preliminary Approval, and

BE IT FURTHER RESOLVED, that the Planning Board waives the final public hearing and grants final approval, and the Chairman be authorized to sign.

Ayes – 5

Merrill Estates – Lot 1 Amended Site Plan. 1105 Beadle Road. 098.04-1-21

Chairman McAllister continued review of this application.

MRB Comments – Letter dated September 5, 2012.

- SWPPP/NOI has been completed and given to the Town Engineer and NYSDEC.
- Septic System will be reviewed/approved by MCDOH.
- Driveway width is 14 ft. with bump out.
- Swale on west side is done; applicant owns both properties.

Fire Marshal Comments

- Driveway width previously addressed.
- Pond is a retention pond and could possibly be used for fire emergencies. Mr. Dollard stated if pond is accessible for fire emergencies, a concrete pad should be installed per Fire Marshal's recommendation.

ECB Comments

- Address corrected on PIF.
- Standard comments will be addressed.

County Comments

- Standard comments will be addressed.

Project will be ready for final once SWPPP is reviewed and accepted.

The meeting was adjourned on motion at 8:45 p.m.

Planning Board Clerk