

**TOWN OF SWEDEN  
Planning Board Minutes  
September 19, 2005**

A special meeting of the Town of Sweden Planning Board was held on Monday, September 19, 2005, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7:00 p.m.

Members present: Ellen Bahr, David Hale, William Hertweck, Craig McAllister, Edward Williams

Absent: Matthew Minor, Arnold Monno

Also present: Charles Sanford, Fire Marshal, Nat O. Lester, III, Esq., Marc Romanowski, Esq., Al Spaziano, Deanna and Harry Shifton, Richard Mault, George F. Lloyd, David and Jan Preston

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

**The Woods at Sable Ridge – Phase I, Subdivision & Site Plan. Lake Road & Redman Road.**

Attorney Marc Romanowski addressed the Board stating he spoke with Janet Devine, Department of Health, again and she confirmed she didn't have any concerns with the project or its design, but was firm in that the DOH would not sign the plans until the other approvals were obtained.

Attorney Romanowski explained that Mr. Mault, his attorney, and Mr. Spaziano met Saturday at the project site regarding the sight line easement. Attorney Romanowski stated that the general conditions of the easement have been worked out. Mr. Mault added that he requested the easement be staked out. Attorney Romanowski agreed the easement would be staked out relative to the scope of where it is on the land. The easement will be finalized when the Homeowners Association is completed.

Attorney Romanowski confirmed as part of the record and as reflected in the plans that Mr. and Mrs. Preston's concern regarding the delineation of the vegetative buffer along the southern property line has been addressed. The delineation has been specifically identified as well as the preserved vegetative area. The Prestons reviewed the plans and asked questions of Mr. Spaziano, the developer.

Attorney Romanowski confirmed with Attorney Lester that the staking of the easement was to measure the distance of the County R.O.W. Attorney Lester stated Mr. Mault's concern was that if he were to develop on the west side of the road, he wouldn't have any issues with the curb cut. Attorney Romanowski stated that MCDOT isn't concerned with driveways, but visual impediments, i.e., within the sight easement, a corn crop could not be planted.

Mr. Preston asked how far away would a neighbor be able to tap into the new water line. Attorney Romanowski stated the initial phase will run a water line from Lake Road to Redman Road. In further development phases, Phase III, the project will tie into the line on White Road, extend the line down Redman Road to White Road in order to meet the water pressure.

Moved by Mr. Hale, seconded by Mr. Williams, that The Woods at Sable Ridge – Phase I Subdivision and Site Plan be granted final approval contingent upon receiving the Department of Health's approval and confirmation of the sight line easement, and the Chairman be authorized to sign the mylar.

Ayes – 5

The meeting was adjourned by motion at 7:30 p.m.

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**Planning Board Secretary**