

**TOWN OF SWEDEN  
Planning Board Minutes  
September 24, 2012**

**APPROVED**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 24, 2012, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: David Hale, William Hertweck, Craig McAllister, Arnold Monno

Absent: Richard Dollard, Matthew Minor, David Strabel

Also present: Jim Oberst, MRB, Kris Schultz, Schultz Associates, John Clarke, DDS Engineers, Mark Warren, Angelo and Maria Rota, Paul and Paula Riexinger, Mike Foley, Louis Popovski

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

Correspondence was passed to members for review.

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

Ayes – 4

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

**Warren Subdivision. 529 White Road. 098.01-1-12.3**

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

**Faro Resubdivision and Site Plan. 1091/1107 Whittier Road. 114.02-1-21, 114.02-1-22**

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

Mr. Michael Foley, 1155 Whittier Road, asked where is the location for the proposed house. Mr. Schultz pointed to it on the map, stating it was west of the existing house. Mr. Foley also asked to see where the location of the leach field and well were, and the proposed size of the house. Mr. Schultz stated the leach field is located in front of the house and the well is to the side. He wasn't sure of the size of the house.

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

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

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

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

Ayes – 4

**Villas at Brandon Woods Resubdivision, Lot 117 and Lot 118. 1635 and 1637 Nathaniel Poole Trail**

Mr. Kris Schultz addressed the Board. He provided an overall map of the lots that have been approved to date. He is seeking resubdivision approval. This application is different in that it is a double instead of a single like all the previous submissions.

**TOWN OF SWEDEN  
Planning Board Minutes  
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Chairman McAllister asked if the footprint fits the zoning. The footprint fits the original layout; it is actually a little smaller.

Mr. Monno asked the Town Engineer if there were any issues. He confirmed the setbacks were correct, other than that, he had no comments.

Moved by Mr. Monno, seconded by Mr. Hale, that the Villas at Brandon Woods Resubdivision, Lots 117 and 118, be accepted for review.

Ayes – 4

**Rota Subdivision and Site Plan. Shumway Road. 084.03-1-16.22.**

Mr. John Clarke, DDS Engineers, addressed the Board. Mr. and Mrs. Rota are the owners of the 12.8-acre parcel located on the south side of Shumway Road, just east of Route 19. They intend to subdivide the parcel into two lots, Lot 1, 1.8 acres, and Lot 2, 11 acres. Lot 1 has a proposed single family home with a septic system and public water. Lot 2 will remain vacant land. Drainage on the site goes into two different directions because the property is flat. The front drainage travels north to Shumway Road and the back flows towards the south, Salmon Creek Road. All drainage eventually goes to the east.

Chairman McAllister confirmed that the proposed house was on Lot 1. Mr. Clarke pointed out the zoning data on the plan showing the required 75 ft. front setback and that the proposed house was 254 ft. off the road and well in excess of the rear setback.

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

Ayes – 4

The public hearing will be October 22, 2012.

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

Mr. Kris Schultz addressed the Board. Chairman McAllister asked the Town Engineer if he was all set with this project. Mr. Oberst stated yes.

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

WHEREAS, the Town of Sweden Planning Board has received an application for amended site plan approval of the Merrill Estates, Lot 1, (Nicometi property), located at 1105 Beadle 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 Project Information Form, comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, and Monroe County Planning and Development;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Merrill Estates, Lot 1, Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Merrill Estates, Lot 1, Amended Site Plan be approved contingent upon receiving all required signatures, and the Chairman be authorized to sign.

Ayes – 4

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

Chairman McAllister continued review of this application.

MRB Comments – letter dated September 21, 2012.

1. SWPPP and NOI have been completed and given to the Town Engineer for review.
2. A note that the width of the driveway is 14 ft. is on page 2 of the plan.
3. General note 5 now references Reed Road.
4. The plans have been modified to show there is 1 ft. of cover over the proposed driveway culvert.
5. The plans have been submitted to MCDOT, but usually take longer for review.
6. The proposed well is now an existing well; detail will be removed.
7. The plans have been submitted to MCDOH for review. Once preliminary and SEQRA approvals are granted, MCDOH will give final approval.
8. The pump for the septic system should have an alarm system so the owners know when the pump is not functioning. The sewage pump has a built-in alarm and is noted on the plan and shown on sheet C3.
9. The site plan shows stray notes that have been removed.
10. Note 16 and 22 are duplicates and have been corrected.

Fire Marshal Comments

- Questioned width of driveway, which has been addressed with the Town Engineer's comments. It was also noted that on a heavily treed lot, air space is given for emergency vehicles.

County Planning

- Standard review comments addressed.

ECB Comments

- PIF, page 2, B1, math wasn't correct. Done. New PIF distributed to Board.
- Retaining forest is a plus. Good.
- Planting native species is always recommended.

Mr. Schultz stated that any correspondence from MCDOH be communicated to the Town. A copy of the letter was given to the Clerk for the file. Chairman McAllister stated the SWPPP is still being reviewed.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Riexinger Subdivision and amended site plan located at 129 Root Road, and

WHEREAS, the Planning Board held a public hearing on September 24, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, and Monroe County Planning and Development;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Riexinger Subdivision and Amended Site Plan are unlisted actions which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Riexinger Subdivision be granted Preliminary approval.

Ayes – 4

**Faro Resubdivision and Site Plan. 1091/1107 Whittier Road. 114.02-1-21, 114.02-1-22**

Chairman McAllister continued review of this application.

MRB Comments – letter dated September 5, 2012.

1. The roadside ditch has been redefined on page 2 of the site plan showing improvements that now move the water to the east.
2. Confirmed that MCDOH will need to approve the septic system and all correspondence received from MCDOH must be sent to the Town and Town Engineer.

Fire Marshal Comments – There were no concerns.

County Comments

1. Comments noted on the plan regarding Notice of Farm Operations.
2. Must be filed in County survey office. Monumentation must be checked.

ECB Comments

1. Clarified current and proposed lot areas. The current area is on the PIF and the plat shows the proposed area.
2. Recommended no additional clearing.
3. Recommended planting native species.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Faro Resubdivision and Site Plan located at 1091 and 1107 Whittier Road, and

WHEREAS, the Planning Board held a public hearing on September 24, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, and Monroe County Planning and Development;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Faro Resubdivision and Site Plan are unlisted actions which will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED, that the Faro Resubdivision be granted Preliminary approval.

Ayes – 4

**Warren Subdivision and Site Plan. 529 White Road. 098.01-1-12.3**

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Warren Subdivision and Site Plan located at 529 White Road, and

WHEREAS, the Planning Board held public hearings on June 11, 2012 and September 24, 2012, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of

**TOWN OF SWEDEN  
Planning Board Minutes  
September 24, 2012**

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the Town Engineer, Fire Marshal, Environmental Conservation Board, and Monroe County Department of Health;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Warren Subdivision and Site Plan are unlisted actions which will not have a significant impact on the environment, and  
BE IT FURTHER RESOLVED, that the Warren Subdivision be granted Preliminary approval.

BE IT FURTHER RESOLVED, that the subdivision final public hearing be waived, the Warren Site Plan be approved and the Warren Subdivision be granted final approval, and the Chairman authorized to sign the mylar.

Ayes – 4

**Heritage Square Site Improvements**

Chairman McAllister explained that with the original elevations, a guardrail was approved. After construction of the road, elevations were changed to be more flat, and the Highway Superintendent is proposing no guardrail.

The Town Engineer further explained that it is the connector road between the Town Park and the Heritage Square development. The road crosses a creek, and at that time, there was uncertainty whether a guardrail would be required, or if there would be curbs and how steep would the drop-off be from the road to the creek. Since that time, the road was constructed as a straight shot with curbs and the grade expanded as a gentle slope down to the creek. In summary, the developers are asking for a waiver to install the guardrail. The State DOT has agreed with this request.

Mr. Monno asked how steep is the drop-off. Mr. Oberst stated if he remembered correctly, it would be 8 to 10 ft. Mr. Monno stated he would like to visit the site and would anyone else be interested in going.

Chairman McAllister stated he feels the main reason for this request is for relief of the monies (approx. \$75,000) posted to do the original work. Mr. Oberst added that during the original design, the developer's engineer was adamant that the guardrail wasn't needed. Chairman McAllister stated Planning Board approval would be needed to change the site plan.

The Board decided that some of the members would like to visit the site before making a determination.

The meeting was adjourned on motion at 8:30 p.m.

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**Planning Board Clerk**