

**TOWN OF SWEDEN
Planning Board Minutes
September 28, 2009**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 28, 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, David Strabel

Absent: Matthew Minor

Also present: Jim Oberst, MRB, Jim Butler, Bldg. Inspector, Jim Glogowski, L.S., Kris Schultz, P.E., Nick Montanaro, L.S., Walt Eisenhower, Gretchen Pennington, Michael Stone, Douglas Park, Bob and Kendra Gemmett, Ken and Marty Breiner, Kevin Breiner, Al Benson

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

Correspondence passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hertweck, that the minutes of September 14, 2009, be approved.

Ayes – 5
Abstain – D. Hale

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

Ayes - 6

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

Chairman McAllister asked if there were anyone present with questions, comments, and concerns relative to the application of Kevin Breiner for the Breiner Resubdivision. There were none.

Canham Resubdivision and Site Plan.

Chairman McAllister asked if there were anyone present with questions, comments, and concerns relative to the application of Robert and Kendra Gemmett for the Canham Resubdivision and Site Plan.

Michael Stone, 357 Gallup Road – Mr. Stone asked what is the proposed layout for drainage of the water and septic system? Mr. Glogowski explained that Lot 15 is on the south side of Skidmore Drive and is the existing width of 194.43 ft. by 447 ft. deep, just over 2 acres. The property will be serviced by public water and have a standard in-ground septic system. A single-family home with 3 bedrooms is proposed for the site.

Al Benson, 195 Gallup Road – Mr. Benson asked for the location of the driveway. Mr. Glogowski stated the proposed driveway is on the westerly side of the house. He added it is about 30 ft. from the end of the turnaround or 50 ft. from the house.

Chairman McAllister asked if there were any more questions. There were none.

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Ledgedale Airpark Amended Site Plan. 2400 Colby Street. 084.04-1-25.001

Chairman McAllister asked if there were anyone present with questions, comments, and concerns relative to the application of Walt Eisenhower for the Ledgedale Airpark Amended Site Plan. There were none.

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

Ayes - 6

Alexander Subdivision and Site Plan. Capen Road. 113.01-1-4.4

Mr. Kris Schultz addressed the Board. He explained that the applicant is granting some acreage to his son for his first house. The land is heavily wooded and there are wetlands at the back of the property. The second sheet has a detail of the map, which shows a natural alcove in the trees. The applicant is very familiar with the property from growing up on it. The frontage has been kept to a minimum just in case the applicant would like to subdivide additional lots in the future. Perc tests were completed and are good.

Chairman McAllister asked how long was the driveway. Mr. Schultz stated about 850 ft. Chairman McAllister asked if a bump out could be added. Mr. Schultz stated he would show one so there is good view coming each way.

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

Ayes – 6

The public hearing will be October 26, 2009.

Ledgedale Airpark Amended Site Plan. 2400 Colby Street. 084.04-1-25.001

Mr. Kris Schultz continued the review of the application. The Town Engineer's comments were received today. The plans don't reflect any of those comments, but he would be happy to address them now.

MRB Comments: (Letter dated 9/24/09)

1. Proposed grading was not shown because there was none. The original intent was to use a snapshot of what is existing without getting into the costs involved whenever there's proposed grading changes. Mr. Schultz explained that the overall site plan for the airpark has to be amended each time a section of the airpark gets approved, i.e., EAA (sheet 2). Sheet 3 is for the existing garage business, which was never subject to Planning Board review. Most of the information on the plan was taken from maps of record, aerial photos or satellite imagery. A field inspection was done to show how cars were parked and to verify location of concrete barrier.
2. The existing curb cut for this site will be provided.
3. Based on the size of the building, the parking space requirement is 28 spaces. The existing site is using about 20 spaces. This site plan is similar to the EAA plan because it shows a leased area. Mr. Hale asked what is the current parking surface material. Mr. Schultz stated blacktop with some gravel roads and some paved roads. The site is not setup today to have a display area for vehicles out front. Mr. Strabel asked if a proposed plan would be submitted soon. Chairman McAllister stated the operator of the business would be submitting a proposed plan for the site.
4. A lighting detail will be provided for the existing lighting and water service.
5. MCDOH will be contacted for location of existing septic system to make sure it's not paved over.
6. There are no proposed changes to site drainage.

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7. Existing floor drains will be investigated, and if found, will be tied into the septic system, not the storm sewer. Also, show that the oil water separator is in place.
8. Will provide detail as to how any waste oil or fuel/diesel oil is stored onsite.
9. There are no landscaping improvements planned at this time.
10. Will provide information regarding the storage site of tires and old auto parts. Also, whether or not there is a dumpster located onsite.
11. The existing signage is "Colby Street Garage," which is painted on the face of the building.
12. There is no proposed site disturbance at this time.

ECB Comments:

Chairman McAllister read the comment from the Environmental Conservation Board as follows:

PIF, page 2 states 0 acres developed under this application with a note that it is already developed, therefore any environmental impact already happened and the ECB presumes no additional impacts with this amended site plan.

Mr. Schultz will meet with Mr. Eisenhauer to discuss all the above-proposed changes.

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

Mr. Nick Montanaro continued review of the application. Updated plans were distributed. He explained that this one-lot subdivision was originally approved in 1976. A two-lot subdivision is proposed which would include Lot RA, 9.3 acres, with existing structures, and Lot RB, 7.4 acres, which would remain vacant.

County Comments:

1. The FEMA map scale is shown on the plan with a blue line.
2. Official wetland area is shown on the plan with a red-dashed line.
3. The woodland areas have been outlined even though no disturbance is proposed.
4. The Federal wetland 100 ft. buffer area is shown with a green-dashed line just into the woods.

DRC Comments:

1. Monumentation checked and there are none in the area.
2. There are no survey monuments in the area.
3. Beadle Road should be labeled as County Rte. 231.
4. State and Federal wetlands have been shown.

MRB Comments:

State and Federal wetland locations on the parcel have been updated on the plans. Per the Town Engineer's request, a note was added to the plan under Lot R-B indicating the vacant land that does not have wetlands.

Fire Marshal Comments:

There were no concerns with the resubdivision.

ECB Comments:

1. If the vacant land is ever developed, a NYSDEC delineation and an Army Corps of Engineers Permit will be required.
2. Vegetation should be protected whenever possible.

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Chairman McAllister asked Mr. Oberst if he was ready to sign. Mr. Oberst stated yes.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Breiner Resubdivision located at 626 Beadle Road, and

WHEREAS, a public hearing was held by the Planning Board on September 28, 2009, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board determined on September 28, 2009, that the Breiner Resubdivision is an unlisted action which will not have a significant impact on the environment, and

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

NOW, THEREFORE BE IT RESOLVED, that the Breiner Resubdivision be granted Preliminary Approval, and

THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Breiner Resubdivision be granted final approval contingent upon receiving the signature of the Town Engineer, and the Chairman be authorized to sign the mylar.

Ayes – 6

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

Mr. Jim Glogowski continued review of the application. He has addressed the comments of the Town Engineer and the drawings have been updated.

1. A County highway reservation area of 15.25 ft. wide has been noted on the plan.
2. Deep hole results have been added to the plan.
3. House setback distances have been added to the plan.
4. Calculations for the water service sizing have been sent over to the MC Water Authority and the plan has been signed.
5. Proposed culvert size and inverts will be added to the plan.
6. Locations of silt fencing have been shown on the plan.
7. The location of the septic field expansion area has been indicated on the plan.
8. Legend information has been added for General Notes #6 and #7.

The Board confirmed that the water line is on the south side of Skidmore Drive and there will be no boring underground.

It was requested that Mr. Glogowski add the size of the culvert to the plans for the driveway. Mr. Glogowski agreed and stated it should be a 12-inch.

Mr. Hale requested the font type to be larger for easier reading. Mr. Oberst is ready to sign once there is clarification of the culvert size. Mr. Oberst also asked that the inverts be double checked as well.

The Fire Marshal had no comments and the ECB's comments were standard.

Moved by Mr. Hale, seconded by Mr. Strabel, that having reviewed the Project Information Form, comments from the Town Engineer, Environmental Conservation Board, and Fire Marshal, the Planning Board determines that the Canham Resubdivision and Site Plan is an unlisted action which will not have a significant impact on the environment.

Ayes – 6

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Moved by Mr. Hale, seconded by Mr. Monno, that the Canham Resubdivision be given preliminary approval.

Ayes – 6

Villas at Brandon Woods – Lot 125 Resubdivision. 25 Wood Trace. 084.01-1-74

Villas at Brandon Woods – Lot 124 Resubdivision. 27 Wood Trace. 084.01-1-75

Mr. Kris Schultz addressed the Board. Per Mr. Monno's request, a master map of all approved lots was distributed. The Board liked the map.

Lot 112 is done. Chairman McAllister was called into the Town office to sign the plan so that closing could take place tomorrow. Mr. Schultz was appreciative of all the efforts made to complete this application.

There are two remaining lots, but improvements are far behind with no road to date.

The Building Inspector stated there was a deck on Lot 112, which should have been on the initial application. Mr. Schultz will take care of that update.

Mr. Schultz asked if the signature block for future applications could include the Town Engineer and Chairman's signature only. Also, as the Board gets more comfortable, if the applications can be handled outside the Planning Board meetings. The Board agreed.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Villas at Brandon Woods – Lot 124 and Lot 125 Resubdivisions located at 27 Wood Trace and 25 Wood Trace respectively, and

WHEREAS, the Planning Board has reviewed the comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived and the Villas at Brandon Woods – Lot 124 and Lot 125 Resubdivisions be granted final approval contingent upon receiving the signature of the Town Engineer, and the Chairman be authorized to sign the mylar.

Ayes – 6

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

Mr. Kris Schultz addressed the Board. He distributed updated maps.

Mr. Schultz explained that by installing a pond to create fill for the project, it was putting the project over the threshold of site disturbance for the Town, which is any disturbance 25,000 sq. ft. or more, and so the costs to engineer the site disturbance exceeded the value of the fill material. The pond was removed from the plans.

MRB Comments:

1. SWPPP required – pond was pulled from project, but erosion control measures have been put in place.
2. Board needs to determine if it is satisfied with landscaping, including additional pines along the west for screening. MRB is concerned with the existing lighting plan. Mr. Schultz will produce an updated plan.
3. There was concern with the size of the septic system. MCDOH requires 167 linear feet of trench and 200 sq. ft. are proposed.
4. The proposed size of the septic system is adequate for a future ice cream parlor.

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5. There was concern with fire truck access with the proposed gate. The Fire Marshal suggested using a padlock on the gate, and if necessary, the lock would be cut by the Fire Department as opposed to having to get around the gate.
6. Mr. Nugent, who is a landscaper, designed the gate detail. The gate detail has been shown on the second sheet. The gate will be metal and the middle wall section will be cobblestone.
7. Note 13 has been revised.
8. MCDOH will require a RPZ, which will be installed and is part of the Health Department's approval.
9. Light Spec has been hired to do the lighting plan, and once submitted, will take care of questions, #9 through #13. Light Spec will have the information tomorrow and it will be forwarded to the Town Engineer for review and compliance.
10. Lighting – refer to #9
11. Lighting – refer to #9
12. Lighting – refer to #9
13. Lighting – refer to #9
14. Handicap parking detail should be provided on the plans. The question is how to stripe a stone lot. The pavement will be extended and handicap signs used.

ECB Comments:

There is no adverse environmental impact with this proposed action. The addition of the pond will be a habitat asset. Mr. Schultz stated there's no way to justify the costs of putting in the pond at this time.

Chairman McAllister stated the only outstanding issue is the lighting. Mr. Oberst agreed.

Moved by Mr. Monno, seconded by Mr. Strabel,

WHEREAS, John Nugent has applied to the Town of Sweden Planning Board for Amended Site Plan approval of the Crosier Driving Range Subdivision located at 7487 Fourth Section 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, Fire Marshal, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the Crosier Driving Range Amended Site Plan be approved contingent upon receiving approval of the lighting plan by the Town Engineer, all required signatures, and the Chairman be authorized to sign the mylar.

Ayes – 6

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

No one was present for this application.

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

Planning Board Secretary