

**TOWN OF SWEDEN
Planning Board Minutes
March 11, 2024**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 11, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Craig McAllister; Matthew Minor; Wayne Rickman; Peter Sharpe; David Strabel.

Absent: James Oberst, P.E., MRB, Town Engineer – Excused.

Also present: Nat O. Lester, III, Planning Counsel; Travis D’Amico, BL Companies; Andrew Spencer, BME Associates; Tim Holland, Stonehaven Construction.

Chairman McAllister called the meeting to order at 7 p.m. and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of February 26, 2024, be approved.

DISCUSSION: Mr. Hale referred his question to Planning Counsel Lester relative to the Lead Agency motion written by Counsel Lester which included reference to the State code. Mr. Hale asked if it would be a good idea to include the State code in his environmental review motions. Counsel Lester agreed it would be a good idea.

Chairman McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye
Mr. Strabel - Aye

Mavis Discount Tire Store 2197 Site Plan/Special Use Permit. 6635 Fourth Section Road. 084.01-1-14.117.

Travis D’Amico, BL Companies, addressed the Board. Mr. D’Amico stated he was before the Board informally in December 2023. He would be happy to go over any questions and give an overview of the project changes since the Board last seen it.

The biggest change is that the layout was pulled back to add more landscaping and stormwater features with some plantings increasing the front buffer requirement by more than 25 ft. The entrance was changed to come through the car wash. An easement has already been recorded allowing for access.

Chairman McAllister asked if there is a leach field to the extreme south of the site. Mr. D’Amico stated there are two bioretention ponds where drainage goes to the back bioretention pond and to the front bioretention pond. All drainage gets piped to the front channel with a culvert which goes underneath the entrance.

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Moved by Mr. Hale, seconded by Mr. Minor, that the Mavis Discount Tire Store 2197 Site Plan and Special Use Permit be accepted for review.

Chairman McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye
Mr. Strabel - Aye

The public hearing will be April 22, 2024.

Stonebriar Glen South Site Plan. Bader's Way/Ledgestone Pass. 083.04-1-1.212.

Chairman McAllister stated the Town Engineer provided an update on the status of this project which was emailed to the Board. Mr. Oberst is good with a contingent final. The Clerk added that the Highway Superintendent emailed today that he is satisfied with the revised plan submitted and responses to his review comments.

Mr. Strabel confirmed with Mr. Spencer that the Highway Superintendent does not want islands installed in the parking lot but rather to use striping. This will make it easier to plow.

Mr. Rickman confirmed with Mr. Spencer that the complete roadway will be installed per building phases. Mr. Spencer and Mr. Oberst discussed briefly that there will initially be a mass earthwork/grading of the overall site. The first phase will start with Building Phase 1A-1, which is the installation of the continuation of Ledgestone Pass into Stonebriar Glen South and the construction of the Mail and Refuse Center. This will then be available for residents to the north immediately. For Building Phase 1, the road has to be boxed out and stoned and there has to be emergency access. For Building Phase 2, there will be construction of the three-unit buildings and Building Phase 3, construction of the two-unit buildings. Lastly, the construction of the community storage building.

Mr. Dollard asked if the community building will have two stories. Mr. Spencer stated one and a half to two stories. Mr. Spencer requested, on behalf of his client, contingent site plan approval based upon a return visit with architectural plans for the community storage building.

Chairman McAllister asked will the road be paved all the way to the top at the start of Building Phase 2. Mr. Spencer stated that the road does not have to be paved until there are residents actually living there. Will construction of Building Phase 2 start before residents are living in Building Phase 1? Mr. Spencer added no construction vehicles are coming from the east, all construction vehicles will be coming from Stonebriar Glen North onto the site. This was one of the conditions of the Town Board during the rezoning. Mr. Strabel agreed and added there was also some improvements to the Community Center bathrooms and improvements to the parking at the Community Center from Bader's Way leading into the new development.

The roadway will be a private drive with a speed limit of 25 mph. It is not meant to be a thoroughfare. Two elevated crosswalk areas are proposed to slow traffic down and multiple three-way stops are proposed. Mr. Spencer pointed to the plan where individual stop signs will be located at each intersection.

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Mr. Strabel confirmed with Mr. Spencer that all the buildings are being built per townhome construction from the residential building code.

Mr. Spencer stated architectural drawings have been provided for the Mail and Refuse Center, a low one-story facility.

Mr. Minor asked if there are sidewalks in the new development. Mr. Spencer stated there are sidewalks throughout the development to the Mail and Refuse Center. There are no sidewalks in Stonebriar Glen North. Mr. Dollard asked if there were sidewalks for residents travelling from the Community Center to the development. Mr. Spencer stated there are sidewalks and a crosswalk for the residents to use to and from the Community Center.

Mr. Hale questioned whether sprinklers are an issue in this development. Mr. Strabel previously confirmed that the buildings will be built per townhome construction and there will be a secondary access for fire apparatus to ensure sprinklers will not be required.

Mr. Spencer stated that all of the Town Engineer's comments have been responded to and that all the technical items will be revised on the plans prior to bringing the plans in for final signatures. As far as other review agencies, there has been continued corresponding with no flags mentioned.

Mr. Strabel asked would the water coming up the hill go through the RPZ at the north end. Mr. Spencer has been working with MCWA regarding having the water come from the water tower through the development to the Stonebriar Glen North to increase water pressure. MCWA's latest review has changed to no interconnection between the two services. This would keep the 150 units to the north separated to connect to the Fourth Section Road watermain while the new 150 units would be fed by the high-pressure zone. Mr. Spencer is trying to propose to MCWA some type of interconnection between the two developments in the event water is out on Fourth Section Road there would be a means to backfill into the north development. The development is being designed to interconnect with some sort of valve system as discussions with MCWA continue.

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

Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Stonebriar Glen South Site Plan, located at Bader's Way and LedgeStone Pass, which was accepted for review on January 23, 2023, and

WHEREAS, a public hearing was held by the Planning Board on March 13, 2023, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the Stonebriar Glen South Site Plan is an unlisted action, which will not have a significant impact on the environment, and

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Stonebriar Glen South Site Plan be approved contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

DISCUSSION: Mr. Spencer confirmed with the Board that the SEQRA resolution was included in the contingent final approval. Mr. Strabel asked if a threshold was exceeded by the Board in determining if this project was a Type 1. Mr. Spencer stated there are thresholds, but this project does not meet any, i.e., larger than 150 units, 250 units for multi-family.

Chairman McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye
Mr. Strabel - Aye

Mr. Minor wanted to know if any of the roads will be named, or will they stay Road A and Road B. Mr. Spencer stated the roads will get names through 911.

Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting.

Chairman McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye
Mr. Strabel - Aye

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk