

**TOWN OF SWEDEN
Planning Board Minutes
July 11, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 11, 2022, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Nat O. Lester, III, Planning Board Counsel – excused; James Oberst, P.E., MRB, Town Engineer – excused.

Also present: Kris Schultz, Schultz Associates; Alex Amering, Costich Engineering; Brittany Murphy, SWBR; A.J. Barea, PLS; Ed Englerth

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 June 13, 2022, be approved as corrected.

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

Moved by Mr. Sharpe, seconded by Mr. Rickman, that the regular meeting be adjourned to the public hearing.

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

The public hearing began at 7:03 p.m.

Chairman McAllister waived reading the legal notice.

The Brock Apartments (Brockport College Suites) Amended Site Plan. 4599 Redman Road. 068.03-1-13.001.

Chairman McAllister asked if there were any questions, comments, or concerns relative to this application. There were none.

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

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

The public hearing ended at 7:04 p.m.

The Villas at Brandon Woods - Section 1 Resubdivision. 18/20 Wood Trace. 084.01-1-64, 084.01-1-65.

Kris Schultz, Schultz Associates, addressed the Board. He stated this is the last resubdivision for Section 1, and the buildings fell into the original proposed footprints.

Moved by Mr. Strabel, seconded by Mr. Minor, that the Villas at Brandon Woods – Section 1, 18/20 Wood Trace 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

Vantyne Site Plan. (Taylor West Subdivision). 1201 Euler Road. 114.04-1-2.13.

Kris Schultz, Schultz Associates, addressed the Board. This application is an existing lot with developments on either side who are family. The house is proposed on top of a hill at a diagonal with decent perc results at the front of the lot. A R.O.W. permit was obtained a year ago so that the applicants could start working on the lot.

Moved by Mr. Hale, seconded by Mr. Minor, that the Vantyne Site Plan 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 August 8, 2022.

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The Villas at Brandon Woods - Section 1 Resubdivision. 18/20 Wood Trace. 084.01-1-64, 084.01-1-65.

The Board continued review of this application.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Villas at Brandon Woods - Section 1 – Lots R-103, R-104, and ER-2, located at 18/20 Wood Trace, which was accepted for review on July 11, 2022, and

WHEREAS, the Town of Sweden Planning Board has reviewed the subdivision application, and

WHEREAS, the Town of Sweden Planning Board acknowledges that the Town Board, through a consolidated review, completed an environmental review of the Villas at Brandon Woods, Section I, Subdivision and Site Plan, and granted a negative declaration of significant environmental impact on April 24, 2007,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants preliminary approval to the resubdivision.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, and the Villas at Brandon Woods – Section 1 – Lots R-103, R-104, and ER-2, be granted final approval, and the Chairman be authorized to sign the mylar.

Discussion: Mr. Minor confirmed with the Clerk the two addresses for this resubdivision are 18 and 20 Wood Trace. Mr. Hale asked if the homes have been built. Mr. Schultz stated yes, which is necessary to survey the footprint.

Chairman McAllister – Aye

Mr. Dollard – Aye

Mr. Hale – Aye

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Sharpe - Aye

Mr. Strabel – Aye

Mr. Schultz updated the Board that all the easements for the Villas at Brandon Woods – Section 2 are close to being signed.

Chairman McAllister indicated he recommends the easements include the Town’s signature as well so that the easement cannot be modified without the Town’s knowledge.

Englerth Acres Subdivision. 5230 Redman Road. 083.03-1-5.1,083.03-1-9.1, 083.03-1-25.2.

Mr. A.J. Barea addressed the Board. He indicated that the plan is all set, and the Town Engineer is ready to sign. Mr. Barea presented the new deed showing the transfer of properties to the new owners, Ed and Michelle Englerth.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Englerth Acres Resubdivision, part of the Redman Heights Resubdivision, located at 5230 Redman Road, which was accepted for review on May 23, 2022, and

WHEREAS, a public hearing was held by the Planning Board on June 13, 2022, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Englerth Acres Resubdivision is an unlisted action, which will not have a significant impact on the environment and grants the resubdivision Preliminary Approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Englerth Acres Resubdivision, be granted final approval contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

Discussion: Mr. Minor asked if it is a subdivision or resubdivision. The Board agreed it should be approved as a resubdivision.

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

The Brock Apartments (Brockport College Suites) Amended Site Plan. 4599 Redman Road. 068.03-1-13.001.

The Board continued review of this application.

Brittany Murphy, SWBR, addressed the Board. She is presenting improvements to The Brock Apartments at 4599 Redman Road. She introduced Alex Amering, Costich Engineering, to answer infrastructure and utility questions. The Brock Apartments came under new ownership earlier this year. The new owners are looking to make improvements to the courtyard and add new amenities for the residents to fill some vacancies in the building and be more competitive with others in the area.

The proposed improvements include adding a fenced inground pool with an associated deck and seating, two fire pits and seating areas, a grilling and dining area with lights for evening use, an expanded sidewalk for circulation around the courtyard, and a designated game/court play area, and improved access to the ramps on either side of the parking lot. Also proposed are sidewalks both east and west, replacing the ramps and adding some stairs for more direct access into the building from either side, and improving the route of the ramps to make it better accessible from the parking lot and more directly accessible through the stairways.

Mr. Dollard asked what the depth of the inground pool is and is there a diving board? Ms. Murphy stated the design of the pool is not complete yet. She believes 10 ft or less and no diving board. Mr. Strabel commented that the MCDOH requires a lifeguard if the depth is at least 6 ft. Ms. Murphy stated then the depth is less than 6 ft. as there will be no lifeguard.

Mr. Strabel asked where the filter room will be located. Ms. Murphy stated the plan is to put it in an existing mechanical room; a 10 ft. by 10 ft. space is needed. Mr. Strabel indicated there is a mechanical room in each building. Mr. Strabel added the mechanical room will have to be heavily ventilated.

Mr. Dollard asked where the backwash will go. Mr. Amering stated public sewer.

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Chairman McAllister confirmed with Ms. Murphy the proposed changes have no significant impact on required greenspace. He added the Town Engineer is all set and ready to sign.

Mr. Minor asked if the whole entire courtyard can be locked from the outside world. Mr. Strabel stated not currently, but a fence is proposed around the pool which will tie into the north and east sides of the building. Currently, there is an egress through the courtyard. Mr. Minor's concern is for safety if persons outside the building can get in.

Mr. Minor also confirmed with Ms. Murphy that the fire pits are a minimum of 15 ft. from the building per the Fire Marshal's request.

Chairman McAllister asked if the pool is completely fenced. Ms. Murphy stated it is because it is tied into two sides of the building. The drawing shows accesses from the building. Mr. Strabel stated there are no accesses, only windows and a concrete pad shown. The drawing presented does not show the building and is confusing. Ms. Murphy confirmed there is no access from the building to the courtyard. Mr. Minor asked from a safety perspective is it possible that the functional windows could be used to exit the building into the pool.

Ms. Murphy will check with the MCDOH for advisement regarding the windows. This design was proposed so the courtyard did not feel like a box inside a box. Chairman McAllister's point is there are no exits from the building. Mr. Strabel added the building code does not look at a window as an exit.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of The Brock (Brockport College Suites) Amended Site Plan, located at 4599 Redman Road, which was accepted for review on June 13, 2022, and

WHEREAS, a public hearing was held by the Planning Board on July 11, 2022, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that The Brock (Brockport College Suites) Amended Site Plan is an unlisted action, which will not have a significant impact on the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the site plan be approved contingent upon obtaining all required signatures, and the Chairman be authorized to sign.

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

The Board discussed the Project Status Report.

The meeting was adjourned on motion at 7:35 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk