

**TOWN OF SWEDEN
Planning Board Minutes
July 27, 2020**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 27, 2020, at the Sweden Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: David Hale; Craig McAllister; Wayne Rickman, David Strabel.

Absent: Richard Dollard, Matthew Minor, James Oberst, MRB, Town Engineer

Also, present: Nat O. Lester, III, Planning Counsel; Lyle Stirk, CEO; Pat Laber, Schultz Associates; Sean McLean; David Zielinski; John Terrigino; Casey Pritchard; Michael Montfort.

Chairman McAllister called the meeting to order at 7:15 p.m. and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Strabel, that the minutes of July 13, 2020, be approved.

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

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

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

The Public Hearing began at 7:18 p.m.

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

Heritage Square Phase 1A Site Plan. Persistence Path. 068.03-1-18.113.

Chairman McAllister introduced Mr. Sean McLean, who will give a presentation tonight. If there are any comments at the end, please state your name and address.

Mr. McLean stated he is a member of Brockport Collective, applicant for site plan approval, but is also one of the owners of Tartan, applicant for the original Heritage Square and zoning changes back in 2006. Phase 1A is a continuation of those zoning changes.

Mr. McLean referenced the last three project applications that were done with other upstate developers. One development has been somewhat successful, one not so successful, and one that failed completely. He apologized for those outcomes and the reason for the decision to take the proposed development upon themselves. He put together a local team familiar with the area that has successfully built in the Town already.

TOWN OF SWEDEN
Planning Board Minutes
July 27, 2020

That team includes SWBR Architects, LeCesse Construction, Cornerstone Management Company, and of course, Schultz Associates, who has been the long-time engineer from the beginning. Utilizing a local team is more responsive.

The intent of the project is to have a townhome like, multi-family development where people can rent townhome type and cottage type products that are all attached, and all owned by one ownership. The infrastructure is designed as one multi-family building. Single services per building, no individual service so that the units can never be condos or individual townhomes. The development is planned as a traditional walkabout neighborhood.

There will be a lot of common or outdoor spaces utilized by the community, i.e., fire pits, outdoor communal dining areas, community gardens as well as a pool/clubhouse. The general architecture and intent of the common spaces will have significant landscaping and sitting areas to gather outside. The plan is to continue to advocate for a connection to the natural resources around the community, such as the Town Park to the canal trail.

He is also working with SUNY Brockport and their sports and leisure program to work with the students to activate the site for more outdoor activities, especially now with Covid-19. We are working with senior adults who audit classes at the college and have asked to incorporate some of their ideas into the site. Outdoor events and exercise classes are included in outdoor activities. Rain gardens and storm recharge permeable pavement will be used as far as stormwater measures.

The zoning that was originally put into place, the resolutions by the Town Board and SEQR findings allow for a flexibility of units in sizes, types, age restrictions, commercial, residential uses, assisted living, etc., throughout the 130 acre site. The Planning Board would have flexibility for design changes for those concerns that were not keeping with the intent of the original zoning, i.e., zero setbacks on the sidewalks along Persistence Path, allowing for different topologies to react to the different market changes over time as this is a huge investment.

The first phase of the project consists of 80 units on the north side of Persistence Path with a total overall of 177 units.

Michael Montfort, 8055 West Canal Road – Mr. Montfort asked for clarification of where the 80 units would be located. Mr. McLean pointed to the area on the drawing, which is south of the two existing buildings on the north side of Persistence Path.

As far as the way Schultz Associates has designed the infrastructure, the individual pads are completely independent, no crossing of Persistence Path or the other public roads previously built and dedicated to the Town. There are 10 different unit typologies of the 80 units to attract as many different renters as possible. The types of units are:

2-bedroom, 2 bath, cottage style with garages attached to the unit next to it with utilities per building, 3-bedroom, 2 bath, larger garages, and spacing, different townhouse type units, some along pedestrian outdoor spaces.

Some of the buildings were sank due to a grade change of about 17 ft. from the curb at Persistence Path heading north to the border of the Brock to create better outdoor spaces. Some of the units were broken up due to the

TOWN OF SWEDEN
Planning Board Minutes
July 27, 2020

grade changes. The units have doors that open unto 6 ft. deep porches, which are usable to hold tables, etc. Many of the units have front and back doors with backyards for private outdoor spaces for grills and gardens.

Additional types of units include: 3-bedroom, 3 bath units, 1232 sq. ft., 2 bedroom, one and a half bath, 3 bedroom, one and a half bath, 4 2-bedroom units with a central hallway. All different price points depending on the variety of amenities.

All units have a traditional neighborhood design with a white clabbered look and black shutters. The units are not back-to-back or clustered, square buildings that do not have a front and a back to them. The units are meant to front the road as if they are a traditional neighborhood as one is driving through the site. Mr. McLean finished with showing the overall site plan that has been submitted. He would be happy to answer questions.

Chairman McAllister asked if anyone had any questions, comments, or concerns.

Michael Montfort – 8055 West Canal Road – Mr. Montfort’s concern is ground water. With the units already there, ground water flows through his house and the neighbor’s house. It seems like the water is just pumped under the railroad tracks and forgot about. It just pools back there and is a big mess.

Chairman McAllister explained that you may find this development helps you. Mr. Montfort stated Mr. McLean stated he is making some changes to help with that.

Chairman McAllister explained that NYS does not permit the development of property to impact adjoining properties. So whatever water is flowing from it today, the water cannot exceed that tomorrow. New development can improve the condition, but it cannot worsen it.

Michael Montfort, 8055 West Canal Road – Mr. Montfort asked what the price of rent would be. Mr. McLean stated the cost ranges from \$1.20 to \$1.30 per sq. ft. or around \$1,300 for the 1000 sq. ft. 2-bedroom unit up to \$1,800 for the larger 4-bedroom unit. Are you trying to attract college students? Mr. McLean stated not particularly, more so faculty, staff, retirees, and small families.

Mr. Montfort added the Brock is pretty much empty, and Senior’s Choice is like a ghost town. Wondering what this place will be like? Mr. McLean stated they have tried to make it a different product and invested a lot of time understanding where the other products went wrong.

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

Casey Pritchard, 6396 Brockport-Spencerport Road – Mr. Pritchard asked if Mr. McLean was concerned with the economic uncertainty of building when people might not have the resources to support it. Mr. McLean believes this is a product differentiation that is new to the northeast and that the desire to have 4 walls, your own entrances and backyards and still be able to rent, and provide a single family home experience as opposed to garden apartments is marketable. Construction is costly, but we are trying to keep the monthly rent between 13 and 18 percent higher than the market for the same 2-bedroom garden apartment of the 1970s.

Hopefully, that is not too much of a stretch for those tenants looking for a higher quality of life and possibly more social distancing. We have included work from home features in units in case parents have to stay at

**TOWN OF SWEDEN
Planning Board Minutes
July 27, 2020**

home because their kids cannot be in school. We are starting with the 80 units to test that theory to make sure that the project will turn a profit and not have to give it back to the bank.

Mr. Pritchard feels that the price points will be attractive, and that people will be moving out of the city to a place like Brockport to be socially distant. It will be interesting to see moving forward.

Chairman McAllister asked if anyone else had any questions, comments, or concerns. There were none.

Harrison Root Amended Site Plan. 90 Root Road. 099.04-2-9.15.

Mr. John Terrigino and Mr. Casey Pritchard addressed the Board. Mr. Terrigino stated he would like to amend his approved site plan for a 40 ft. x 60 ft. garage by adding a 1,150 sq. ft. cottage-style house to the plan. Mr. Pritchard added the reason for this is originally the barn was going to be built as a storage facility while they travelled across the country utilizing a tiny home and then Covid happened. With the adjustments for Covid and the lack of regulations around tiny homes being a new thing, their site plan needs to be amended.

Chairman McAllister asked if anyone had any questions, comments, or concerns.

David Zielinski, 357 Beadle Road – Mr. Zielinski’s concern is to make sure the proposed house is a permanent residence with a foundation and utility hookups. Last year when they stayed in the tiny home on the property, they ran a generator six to eight weeks straight through the night, occasionally turning it off, but not very often. Chairman McAllister believes this application is for a traditional home. Mr. Zielinski wants to make sure of that and that Mr. Terrigino does not plan to have a business.

Mr. Terrigino and Mr. Pritchard confirmed that there will be no business and that the proposed home will be a permanent residence with permanent hookups.

For the record, what you did last year with the generator was not very nice. Mr. Terrigino stated it was not his intention to bother the neighbors. Mr. Zielinski stated there is a house about 100 ft. away from the loud generator and does not know how the resident could stand it for six to eight weeks. Mr. Zielinski is farther away and could still hear the noise coming through the walls into his bedroom. Mr. Zielinski asked that he be thoughtful of his neighbors before he makes decisions in the future.

Chairman McAllister asked for a motion to adjourn the public hearing.

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

Mr. Dollard – Absent

Mr. Hale - Aye

Mr. Minor – Absent

Mr. Rickman - Aye

Mr. Strabel – Aye

Chairman McAllister – Aye

The Public Hearing ended at 7:42 p.m.

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk