

**TOWN OF SWEDEN
Planning Board Minutes
March 13, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 13, 2023, 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; Peter Sharpe.

Absent: David Strabel

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Andrew Spencer, BME Associates; Rick Kartes and Tim Holland, Stonebriar Glen Development.

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. Sharpe, that the minutes of January 23, 2023, be approved.

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

Moved by Mr. Dollard, seconded by Mr. Minor, 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 – Absent

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

Chairman McAllister waived reading the legal notice.

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

Andrew Spencer, BME Associates, addressed the Board.

Chairman McAllister asked if there were any questions or comments from the public. There were none.

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

The public hearing ended at 7:05 p.m.

Cyr Subdivision. 1775 Covell Road. 114.03-1-1 and 114.03-1-36.1.

Richard Maier, Maier Land Surveying, addressed the Board. He gave a brief presentation. The property is located on the southeast corner of Covell Road and Lake Road. The Lake Road property, part of the Covell Road Subdivision, was purchased by his client to merge with his own property on Covell Road, part of the Luther Ergott Subdivision, in order to connect to public water.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Cyr Subdivision be accepted for review.

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

The Public Hearing will be April 10, 2023.

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

The Board continued review of this project. Mr. Spencer addressed the Board and noted he submitted twelve pages of responses to review comments received.

MRB’s comments were technical in nature, but he believes all comments can be addressed and resolved. There were a few site plan modifications relating to the parking areas and access roads. Revised plans will be submitted. Mr. Spencer stated the project is relatively in good shape.

The Clerk asked if the Highway Superintendent’s comments had been responded to. Mr. Spencer stated he has not responded to them because they were received on Friday but will. He feels all highway review comments can be resolved.

Chairman McAllister stated there is one issue he would like to discuss, which is the community storage building. Mini storage buildings are permitted in Light Industrial zoned districts. The plans do not note whether the storage building is for residents only and/or the public. Planning Counsel Lester recommended a variance or rezoning to resolve this issue.

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Mr. Spencer explained that when the application was before the Town Board for rezoning, the community storage building was shown. The only difference from that plan and the plan before this Board is the addition of the parking area for additional parking for tenants only of Stonebriar Glen North and South. It is not intended to be storage for public use. Chairman McAllister explained the Town Board wouldn't know the correct zoning information and that's why it was not brought up at that time until now before the Planning Board.

Mr. Dollard clarified that the additional parking would be for campers, motorboats, etc. Mr. Spencer agreed as well as for tenants that own two or three cars and need extra parking. The storage building is also for tenants who are downsizing coming to this community and need extra storage.

Chairman McAllister stated applying for a use variance would be the better of the two options and strongly recommended Mr. Spencer to mention the storage building is for residents' use only.

Chairman McAllister asked if it was the County's comment that the ACOE review the property to delineate wetlands. Mr. Spencer stated the wetlands have been delineated and received a jurisdictional determination from the ACOE and the wetlands are mapped on the plan. That information was provided to the Town Board during the rezoning process. He apologized it was not forwarded to the Planning Board.

Mr. Minor confirmed with Mr. Spencer that the storage building has a fence completely around the parking area. He asked that a fence detail be added to the plan. Mr. Spencer agreed and stated it will be a 6 ft. security fence. Mr. Kartes, owner, stated it will be a PVC solid white fence similar to the pool fence installed in Stonebriar North. Mr. Spencer added there are lights within the parking area and on the landscaping plan, screening materials have been proposed to disguise the area.

Chairman McAllister confirmed with Mr. Spencer that the existing sanitary sewer will be rerouted around the community storage building.

Mr. Oberst asked what the timing for the reconfiguration of community center parking lot is. Mr. Spencer explained per the rezoning resolution, the community center bathroom remodel was to be completed prior to the issuance of a certificate of occupancy and/or monies available from Stonehaven for the bathroom remodel, but nothing stated about the parking lot renovations. Mr. Spencer indicated that when final road configuration is done in that area, the parking lot would be finalized at that time (Phase 3). Up until that point, there will be a stone driveway (Phase 1) for emergency use only. The Phase 1 drive will extend a little farther than the property line. There needs to be a second access for Phase 2 due to the number of units and the water service needs to be brought into the southern portion to feed water to the north.

Mr. Oberst asked if Phase 1 residents will be able to use the second access. Mr. Spencer stated that Phase 1 and Phase 2 residents will have to enter and exit to the north. Final paving won't be completed until Phase 3 is done.

Mr. Spencer identified on the plan Phase 1A, 7, 5-bedroom unit buildings, the mail room, refuse center buildings, including the trash compactor, and the park area. Phase 1B, 19, 3-bedroom unit buildings. Phase 2, 29, 2-bedroom unit buildings. Phase 3, the community storage building and completion of community center parking lot.

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Chairman McAllister noted that there were proposed sidewalks along the main road but not in the two larger loops. That is approximately 48 units without sidewalks. Mr. Spencer asked if the Board would like him to look into that. Chairman McAllister stated yes especially with the possibility of a lot of young families as tenants. Mr. Dollard added there will be a lot of walking traffic to the community center and/or pool.

Chairman McAllister added the only place to walk besides in traffic would be on a sidewalk. He is aware of this issue because of his current housing development where there are no sidewalks with over 200 homes.

Mr. Spencer stated he will discuss the addition of sidewalks with Mr. Kartes and bring back options to the Board.

Mr. Minor confirmed with Mr. Spencer that there are sidewalks in Stonebriar North from Fourth Section Road and in the interior of the development. There is a need to install a sidewalk at the Ledgestone Pass connection as that will be a high traffic location for both Stonebriar North and South tenants. Chairman McAllister stated there doesn't have to be a sidewalk around the entire loop; a sidewalk that provides a safe way to the main road to head north or south.

Mr. Minor asked for clarification at the point where the development enters the community center parking lot. He is suggesting leaving enough room should there be a need to connect from Bader's Way to Stonebriar South. The existing sidewalk on Bader's Way is on the apartment side. Mr. Spencer stated that if space was left available, at some point, the Town could install a sidewalk. He added there is available space, and the grading would work.

Mr. Minor continued with questions regarding the point where all utilities enter the new development, which is from Stonebriar North, Fourth Section Road. He referenced the plan and asked for an outline of how the drainage will flow. Mr. Spencer referred to the grading plan to answer Mr. Minor's questions. The drainage comes across the property with surrounding wetlands and an existing stormwater pond. A stormwater management area is proposed which will discharge to an existing channel on this property. Through all the calculations and design, the flow of water coming off this property remains the same or is decreasing.

Chairman McAllister confirmed with Mr. Spencer that the proposed secondary pond has been designed for a 100-year storm event. Drainage comes through the property and is collected and put through bio-retention areas and filtering practices which drains into the wetland area so that it can be maintained. A new outlet structure is proposed for the existing pond.

Mr. Minor confirmed with Mr. Spencer that very little stormwater goes through Stonebriar North. He asked what the condition of the stream corridor is, and is it monitored. Mr. Oberst stated during construction, there will be weekly SWPPP inspections. For post construction, there will be a stormwater maintenance agreement to monitor that the ponds are functioning the way they are supposed to. If not, the Town has the right to go on the property and take corrective measures to the pond. Mr. Minor's concern is to make sure the stream corridor is monitored for fallen trees, etc., which may interfere with the drainage.

Mr. Hale asked if solar energy is proposed for this development. Mr. Spencer explained solar energy has not been used in the existing Stonebriar North nor is it proposed for the Stonebriar South development at this point.

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Mr. Dollard had a couple questions regarding the community storage building and emergency access in case of a fire. How will fire equipment get around the building? Are there designated hydrants for this area? Mr. Spencer stated a clear area is provided in front of the structure so that fire equipment can access the front of the building. There is a fire hydrant across the street from the facility, and within the designated distance to fight a fire. What is the square footage and height of the building? Mr. Spencer stated the building is 21,000 sq. ft. and is intended to be a two-story structure. The second level is intended for more storage and a community room. Mr. Spencer will provide an elevation drawing of the community storage building and refuse center. Mr. Dollard stated a second means of egress will be required for people on the second level. Mr. Spencer agreed.

Mr. Spencer added the community storage building is 50 ft. to the property line and then 40 ft. plus to the Community Recreation Center. He added according to the State Fire Code any building over 35 ft. has to have one complete side that is accessible from an aerial apparatus. The plan has been designed to make sure there is emergency access to the community storage building in case of a fire.

Mr. Spencer discussed obtaining a variance for the storage building and granting final approval for the project. The Board agreed that a use variance for the community storage building should be granted prior to the project receiving conditional or final approval.

Chairman McAllister queried the Board for its opinion to allow the use of a community storage building as part of this proposed development. From a Planning Board perspective there were no issues. Mr. Minor stated he would like to make sure there were no issues with the Fire Marshal regarding emergency access and that Mr. Oberst does not have any engineering concerns.

Mr. Spencer will be sure to note that the storage building will be used by the residents of the development only. Mr. Spencer will coordinate the use variance process with the Clerk.

Moved by Mr. Hale, seconded by Mr. Dollard, that the project be tabled until further notice.

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk