

At 7:00 p.m. Supervisor Lester called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on November 22, 2005. The purpose of the public hearing was for consideration of petitions submitted by WSR, LLC to extend and/or establish Special Districts in an area known as The Woods at Sable Ridge in the Town of Sweden. The petitions under consideration are to extend the Sweden Consolidated Sewer District, to extend the Sweden Consolidated Water District, to establish/extend a Drainage District and to establish a Lighting District.

Town Board Members present were Supervisor Buddy Lester, Councilperson Tom Ferris, and Councilperson Danielle Windus-Cook. Councilperson Connors arrived at 7:05 p.m. Councilperson Carges was excused. Also present were Finance Director Leisa Strabel, Town Clerk Karen Sweeting, and Building Inspector Bill Weber. Town Attorney Jim Bell arrived at 7:10 p.m.

Visitors present were Richard Mault from Redman Road and Al Spaziano from WSR, LLC. Dave and Jan Preston from Redman Road arrived at 7:05 p.m. Marc Romanowski on behalf of WSR, LLC arrived at 7:10 p.m.

Supervisor Lester asked Town Clerk Karen Sweeting to read the legal notice published in the Town newspapers. Notice was read.

Supervisor Lester stated that for this type of district extension/formation the developer would pay all costs of the formation. The Woods at Sable Ridge has gone through the proper planning process for the Town of Sweden and all other involved agencies have "signed off". Mr. Lester asked Mr. Spaziano from WSR, LLC for any comments.

Mr. Spaziano stated that the formation of the special districts would allow construction to begin. He also intends on requesting easements that would eventually be dedicated to the Town of Sweden. Mr. Spaziano mentioned that he would be running the lines for the formation of the districts from Lake Road to Redman Road.

Mr. Lester added that it was not standard for a developer to run from one end to the other. Mr. Spaziano has gone beyond the requirements of the Town.

Mr. Lester asked if anyone had any comments.

Dave Preston from Redman Road asked if the developer bears all the costs of the formation, what is the reason for the formation. Mr. Lester answered that the district formations are a standard procedure that is needed to begin any construction. Mr. Preston asked why this step had not been done sooner. Mr. Spaziano answered that he was waiting for all the approvals in case any changes to the district boundaries needed to be done.

Jan Preston from Redman Road asked if they could tie into the lines when they were completed. Mr. Lester answered that their parcel did not appear to be within the district boundaries, but suggested they wait to see if future district formations could include their parcel. Mrs. Preston stated that the impression she got from a planning board meeting was that they could tie in. Mr. Lester explained that if a parcel is not within the stated boundaries, then engineering costs must be incurred to extend the boundaries to include any other parcels. Councilperson Windus-Cook added that the engineer's study defines the cost of the formation and determines whether or not it falls under the State threshold. Supervisor Lester stated that with any district formation the parcel owners bear the costs. The State requires a petition from over 50% of the assessed valuation for the formation to take place.

Mrs. Preston asked what the boundaries were for the lighting district. Mr. Preston added that at previous planning meetings the concept was discussed, but he was unaware of any lighting district maps. Mr. Spaziano stated that all final maps had been completed and they will use a traditional lighting design. Councilperson Windus-Cook asked if the design would be similar to Talamora Trail. Mr. Spaziano answered yes.

Mrs. Preston asked again if the owners would bear any expenses for the district formations. Mr. Lester confirmed that the owners would bear all costs associated with the district formations. He explained that the developer makes the money back with the sale of the lots.

Mrs. Preston asked when the board would consider the formation of the districts. Mr. Lester stated that the resolutions to adopt each district would be voted on this evening at the regular Town Board meeting since the taxpayers were not responsible for any costs. Mrs. Preston asked what the next step would be. Mr. Lester stated that once the districts are formed, construction could begin; the water lines, sewer lines, drainage, and lighting can be placed into the area. Mrs. Preston asked that if the project was started and never completed would the Town have to take over the district formation. Mr. Lester stated no. Councilperson Ferris added that it is the Town Boards' job to make sure all the codes are followed and proper permits are applied for.

Supervisor Lester asked if there were any further comments. No further comments were made. The public hearing was closed at 7:20 pm.

Respectfully Submitted,

Karen M. Sweeting  
Town Clerk