

**Town of Sweden
Legal Notice
Zoning Change**

Portion of Fourth Section Road Tax ID# 083.020-0001-7.1

Stonehaven Commercial, 6800 Pittsford-Palmyra Road, Fairport, New York 14450, acting as developing agent for the owner of the property, Brockport Free Methodist Church, 6787 Fourth Section Road, Brockport, NY 14420, has submitted to the Town Board an application and proposal to re-zone a portion of the Church property located on the south side of Fourth Section Road, from R1-3S One-Family Residence to MR-1 Multiple Residence.

The goal of the developer is to construct a residential townhome community.

A Public Hearing regarding the rezoning was held on February 28, 2017 and a second Public Hearing was held on July 11, 2017 and all comments for and against the proposed rezoning were heard.

The proposed rezoning was reviewed by the Town of Sweden Environmental Conservation Board, the Town of Sweden Highway Department, the Town of Sweden Planning Board, the Town of Sweden Zoning Board of Appeals, the Town Engineer, the New York State Department of Environmental Conservation, the New York State Department of Transportation, the Corp of Engineers, the Monroe County Planning & Development, Monroe County Water Authority, the Monroe County Department of Health and the Monroe County Department of Transportation and others.

The Sweden Town Board is the designated Lead Agency (Resolution No. 33 of 2017) for making the determination of environmental significance for the application to rezone a portion of vacant land on Fourth Section Road for development of Stonebriar Glen.

The Town Board has received, reviewed and does hereby accept Part 1 Full Environmental Assessment Form completed by BME Associates, Part 2 Full Environmental Assessment Form (FEAF), Part 3 Full Environmental Assessment Form and Supplemental Information Narrative; Traffic Impact Letter of Findings prepared by McFarland Johnson; NYSDOT review letter on the Traffic Impact Letter of Findings.

That the Town Board does hereby make this Determination of Non-Significance for the Action.

That the Zoning Map of the Town of Sweden be amended to change the zoning classification from R1-3S One-Family Residence to MR-1 Multiple Residence; that the portion of property to be re-zoned is more particularly described as follows:

LEGAL DESCRIPTION

All that tract or parcel of land, containing 31.155 acres more or less, situate in the Phelps and Gorham Purchase, Triangle Tract, Township 3, Section 7, Town Lot 8, Town of Sweden, County of Monroe, and State of New York, as shown on the drawing entitled "Townhomes at Stonebriar Glen, Rezoning Exhibit," prepared by BME Associates, dated June 22, 2017, being more particularly bounded and described as follows:

Beginning at a point, said point being the intersection of the southerly right-of-way line of Fourth Section Road (66' Right-of-Way) with the westerly boundary line of lands now or formerly of Gary Webster (T.A. No. 083.02-1-9); thence

1. S 00° 26'00" E, along said westerly boundary line of Gary Webster, a distance of 217.00 feet to the southwesterly boundary corner thereof; thence
2. N 89°34'00" E, along the southerly boundary line of said lands of Gary Webster, and along the southerly boundary line of lands now or formerly of Moira Flannery (T.A. No. 083.02-1-10) a distance of 200.00 feet to the southeasterly boundary corner thereof; thence
3. N 87°47'17" E, through lands now or formerly of First Free Methodist Church of Brockport (T.A. No. 083.02-1-7.1), a distance of 133.12 feet to the southwesterly boundary corner of lands now or formerly of Cory Cedeno (T.A. No. 083.02-1-11); thence
4. N 89°34'00" E, along said southerly boundary line of Cory Cedeno, a distance of 150.00 feet to a point on the westerly boundary line of lands now or formerly of Edwin Duryea Properties, LLC (R.A. No. 083.02-1-12.001); thence
5. S 02°14'10" W, along the westerly boundary line of Edwin Duryea Properties, LLC, a distance of 234.42 feet to a point on a northerly boundary line thereof; thence
6. S 89°26'28" W, along said northerly boundary line of Edwin Duryea Properties, LLC, a distance of 91.08 feet to a point on the westerly boundary line thereof; thence
7. S 02°14'10" W, along the westerly boundary line of Edwin Duryea Properties, LLC, and along the westerly boundary line of lands now or formerly of Genesee Media Corporation (T.A. No. 083.02-1-16.1), a distance of 854.65 feet to a point on the northerly boundary line of lands now or formerly of WSR LLC (T.A. No. 083.04-1-1.21); thence
8. S 89°12'32" W, along said northerly boundary line of WSR LLC, a distance of 1,233.57 feet to a point; thence
9. N 00°40'39" E, a distance of 650.00 feet to a point; thence
10. S 89°19'21" E, a distance 170.00 feet to a point; thence
11. N 00°40'39" E, a distance of 212.73 feet to a point; thence
12. N 75° 12'35" E, a distance of 180.00 feet to a point; thence
13. N 14°00'40" E, a distance of 135.00 feet to a point; thence
14. N 55°41'31" E, a distance of 70.00 feet to a point; thence
15. N 00°26'00" W, a distance of 235.00 feet to a point on the aforementioned southerly right-of-way line of Fourth Section Road; thence
16. N 89°34'00" E, along said southerly right-of-way line of Fourth Section Road, a distance of 439.43 feet to the Point of Beginning.

By Order of the Sweden Town Board
Town of Sweden, Monroe County
Karen M. Sweeting, Town Clerk