

**TOWN OF SWEDEN
Planning Board Minutes
January 23, 2023**

An Organizational Meeting of the Town of Sweden Planning Board was held on Monday, January 23, 2023, at the Sweden Town Hall, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Phyllis Brudz, Planning Board Clerk

Also present: Deputy Attorney Nat O. Lester, Town Engineer James Oberst, BME Associates Engineer Andrew Spencer, and Tim Holland of Stonehaven.

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. Hale, seconded by Mr. Strabel, that the Planning Board Schedule and Rules and Regulations for 2023 be approved.

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

Moved by Mr. Dollard, seconded by Mr. Sharpe, that the minutes of December 12, 2022, be approved.

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

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

Mr. Spencer presented two concept plans. The project will meet the two conditions of the rezoning granted by the Town Board: providing a connection to Bader Way; and remodeling the restrooms at the Community Center. There will be 150 residential units: seven 5-unit townhouses (total of 35 units); nineteen 3-unit single-story buildings (total of 57 units); and twenty-nine single-story duplexes (total of 58 units). This is a few less than presented in the rezoning application.

There will be a storage building for residents of the complex. A parking lot at the storage building has been added to the site plan since the rezoning application. The storage building will be completely fenced and screened.

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Some outdoor amenities for residents are featured in the northwest area: dog walk, pavilion, pickleball court, and playground. There will also be a refuse/recycling station.

The developer plans to build in three phases based on market demand and financing. The water will be connected from the south, improving pressure. All construction traffic will enter from the north.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Stonebriar Glen South 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 held on February 27, 2023.

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

Respectfully submitted,
Leisa A. Strabel, Director of Finance