

**TOWN OF SWEDEN
Planning Board Minutes
August 7, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 7, 2023, at the Sweden Town Park, 4761 Redman Road, Brockport, New York, commencing at 7 p.m.

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

Absent: Peter Sharpe

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., Town Engineer, MRB; Gary and Dottie Coia; Wendy Meagher, Meagher Engineering; Henry Conratt.

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. Rickman, that the minutes of July 10, 2023, be approved.

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

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

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

The public hearing began at 7:02 p.m.

Chairman McAllister waived the reading of the legal notice.

Coia Subdivision. 158/144 Ladue Road. 113.02-1-16.2/16.1

Chairman McAllister asked if there was anyone present with questions, comments, or concerns. There were none.

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

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

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

Brockport-Sweden Self Storage Site Plan. 2600 Colby Street. 084.03-1-24.002.

Wendy Meagher, Meagher Engineering, addressed the Board. Chairman McAllister asked Mr. Oberst if he received the latest updates and if he had any questions or comments. Mr. Oberst stated he received the latest revised plans and SWPPP last week. The SWPPP was revised based upon the smaller footprint. All review comments have been addressed.

Chairman McAllister stated that the area variances needed were granted by the Zoning Board of Appeals. He asked if anyone had any additional comments or questions regarding the modifications to the site.

Mr. Oberst asked if a note was added to the plan regarding the granting of the variances. Ms. Meagher stated yes on the first page. Mr. Minor asked what was determined for the grading at the east end. Mr. Oberst explained based on the shortening of the building, the grading was pulled back to the west, so it was not right up over the property line leaving more room to work with.

Mr. Hale arrived.

Mr. Strabel asked if the Fire Marshal was good with the layout as far as being able to maneuver equipment around the site. Ms. Meagher stated a letter was received from the Fire Marshal that all his comments were addressed.

Moved by Mr. Strabel, seconded by Mr. Hale,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Brockport-Sweden Self Storage Site Plan, located at 2600 Colby Street, which was accepted for review on April 10, 2023, and

WHEREAS, a public hearing was held by the Planning Board on May 8, 2023, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Fire Marshal, Highway Superintendent, Environmental Conservation Board, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Brockport-Sweden Self Storage Site Plan is an unlisted action, which will not have a significant impact on the environment, and

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Brockport-Sweden Self Storage Site Plan be approved contingent upon all required signatures are obtained, and the Chairman be authorized to sign.

Discussion: The Clerk asked if the variances granted should be noted in the resolution. The answer was no, as a note has been added to the plan.

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

Coia Subdivision. 158/144 Ladue Road. 113.02-1-16.2/16.1

The Board continued to review this application. Chairman McAllister summarized this application is the merging of two lots with no new development. Mr. Oberst stated all review comments have been addressed and he is ready to sign.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Coia Subdivision, located at 158 Ladue Road, which was accepted for review on July 10, 2023, and

WHEREAS, a public hearing was held by the Planning Board on August 7, 2023, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Highway Superintendent, Fire Marshal, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Coia Subdivision is an unlisted action, which will not have a significant impact on the environment and grants the subdivision Preliminary Approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived and the Coia Subdivision be granted final approval, contingent upon all required signatures are obtained, and the Chairman be authorized to sign the mylar.

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

1665 Covell Road Subdivision and Site Plan – Lot 2. 114.03-1-4.22.

Chairman McAllister explained that the Board received a letter withdrawing the above application from the Board's review.

Moved by Mr. Minor, seconded by Mr. Rickman, that the Planning Board accepts the letter of withdrawal for 1665 Covell Road Subdivision and Site Plan - Lot 2 and rescinds the project without prejudice.

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

The Board discussed the requirements for an amended site plan when there is a change to the design of an existing septic system. Chairman McAllister would like changes to an existing septic system reviewed by the Board as an amended site plan. Counsel Lester suggested that would be the safe way to handle the changes. The Clerk explained to date only a letter from MCDOH has been required approving the changes except if the septic system was being relocated. Mr. Strabel added he has designed many additions and has not had to go before Planning Boards for approval. The Board discussed that parameters should be in place to determine when an amended site plan would be required, i.e., the number of bedrooms increased or the size of the addition.

OTHER

Rezoning - Review Comments/SEORA Lead Agency Coordination Request
4740 Lake Road - R1-2 Residential to MR-1 Multiple Residence

Chairman McAllister started a review of the rezoning application. He explained the applicant is proposing to change the existing zoning, R1-2, to MR-1, Multiple Residence, in order to construct six dwelling units. The minimum lot requirement for MR-1 is 200 ft. by 200 ft. making the lot size too small to start with. The applicant would require three area variances based upon the minimum lot size without looking at anything else.

The applicant has not provided a concept plan for the Board to review in order to know how many variances will be needed. Parking spaces cannot be identified as the style of housing is unknown, i.e., condominiums, apartments, or townhomes.

Mr. Hale asked if the application was consistent with the Town Comprehensive Plan. Chairman McAllister stated the current zoning of the property is R1-2 and the lot requirements are compliant for building a single-family home. The hardship is that the applicant is requesting MR-1 zoning, for which the lot requirements are not compliant. In addition, the application has a lot of questions that are not completely or accurately filled in.

Mr. Minor pointed out that the property fronts on Lake Road and the minimum requirement is 200 ft. where the property is 100 ft. wide on Lake Road. The applicant would require area variances for three sides to begin with.

Mr. Hale asked if there was any objection to the Town Board being Lead Agency. There were no objections.

The Board discussed several ways the property could be developed with six dwelling units.

Review comments are as follows:

1. There is no reason the residential lot purchased by the applicant cannot be developed as a single-family residence.
2. The minimal lot requirement for MR-1, Multiple Residence, is 200 ft. by 200 ft., and three of the dimensions fail to meet that requirement. Area variances would be needed on the south, east and west sides of the property.

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3. Without seeing any type of proposed site plan, knowing that only 50 percent of the lot can be developed, how would six dwelling units, required parking, and style of units be shown?
4. From a planning standpoint, using the property as a bookend to residential to give it a buffer between residential and commercial zoning is not a bad idea. It's done that way in cities all the time. For example, construction of an apartment building that acts as a buffer between single-family homes and commercial businesses.
5. The Comprehensive Plan calls for multi-family to buffer commercial and light industrial from residential. The Comprehensive Plan also calls for this property to remain residential. The applicant should build a single-family home and be done.
6. The application is incomplete at best and not accurate.

Mantisi Solar Farm and Wolf Solar Farm – Proposed Changes

Mr. Strabel distributed drawings to the Board showing revisions of the plantings on each of the approved site plans.

The neighbor next to the Mantisi solar farm on West Sweden Road would like the bushes moved as indicated so that the visual corridor is not blocked. Is there a simplified process for an amended site plan? The trees were required per the Solar Farm code.

Mr. Wolf cannot access the other side of the property to harvest his corn because of the proposed trees. Could those trees be relocated too and have the same effect as a buffer?

Chairman McAllister takes exception to these requests as the neighbors were all consulted prior to approval of the site plans regarding the proposed vegetation, i.e., what would be planted, how it would be planted and where it would be planted, and it was all agreed upon.

Chairman McAllister stated an amended site plan would be required for each solar farm. The applicant is proposing to change what was already approved.

Runnings – Proposed Changes

The Clerk explained she received the attached revised drawing via email from the Manager of Runnings asking if the existing greenhouse could be relocated to a new location more visible to the customers entering the store. Could an expedited amended site plan be done?

Mr. Minor stated the Fire Marshal should review the proposed revised drawing because a drive lane is being blocked off. Would there be any impact to drainage? Mr. Oberst asked what will be placed between the two green lines shown on the drawing labeled outdoor display area? Will the required number of parking spaces for the store remain after the greenhouse is relocated?

The meeting was adjourned on motion at 8:01 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk