

**TOWN OF SWEDEN
Planning Board Minutes
October 24, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 24, 2022, 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; David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Lee Talley, Long Talley Engineering; Aaron Beyler, BME Associates.

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 September 26, 2022, 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. Minor, seconded by Mr. Strabel, 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 – Aye

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

Chairman McAllister waived reading the legal notice.

Flugel Site Plan. 2660 Colby Street, 084.03-1-24.12.

Aaron Beyler, BME Associates, addressed the Board. He is representing Steve and Sharon Flugel, applicants and owners, for site plan approval of a single-family home, private septic system, and pole barn. Mr. Beyler gave a summary of the proposed project.

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Mr. Beyler has received comments from MCWA, MCDOT, MCDRC and the Town Engineer. Written responses have been provided as well as revised plans last week. On Friday review comments were received from MCDOH, and written responses were sent this morning. Soil disturbance is approximately 2.1 acres; SPDES General Permit Coverage is required for stormwater discharge, which is currently being completed to submit to DEC.

Mr. Beyler added there are existing state and federal wetlands located at the rear of the property deep in the wooded area and shown on the plan drawing. The wetlands will remain undisturbed. The construction of a single-family home is a SEQR Type II action and will not have any significant impact on the environment.

Mr. Beyler welcomed any questions the Board may have.

Chairman McAllister asked if the plans confirm the distance to the airport. Mr. Dollard asked if contact with the FAA was made. Mr. Beyler presented a survey from Maier Land Surveying for the recently approved Colby Subdivision showing a no-build zone at the end of the runway, which clearly identifies the proposed home is way out of the no-build zone.

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

Customer Service Solutions Amended Site Plan. 1900 Transit Way. 084.01-1-1.115

Lee Talley, Long Talley Engineering, addressed the Board. Mr. Talley is representing Customer Service Solutions (CSS) for an amended site plan located at 1900 Transit Way. Unfortunately, the applicant/co-owner, Mr. Paul Guglielmi, passed away early October. Ms. Diane Patranek is a co-owner and would like to progress with the project. Chairman McAllister asked if there is any documentation confirming Ms. Patranek can legally do that. Mr. Talley will provide documentation to the Clerk to confirm.

Mr. Talley stated this project proposes an approximately 9,000 sq. ft. addition to the rear of the property in accordance with the current site use located in I-2, Light Industrial zoned district. An area variance application has been made with the Zoning Board of Appeals for the side setback on the east side of the property. Comments have been received from the Town Engineer and other agencies for which written responses have been provided. Additional comments were received from the Town Engineer last week and are being addressed. The revised plans presented tonight do not address those comments.

Chairman McAllister asked if the plan is still to build the addition in two phases. Mr. Talley explained that there is discussion as to which way is more economical. There are concerns about the temporary storage on site and building the additions in one phase.

Chairman McAllister asked if anyone was present with comments, questions, 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 – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Sharpe - Aye
Mr. Strabel – Aye

The public hearing ended at 7:09 p.m.

Flugel Site Plan, 2660 Colby Street, 084.03-1-24.12.

The Board continued to review this application.

Chairman McAllister asked Mr. Oberst for a review status. Mr. Oberst stated the project is in good shape. The Erosion Control and SWPPP still needs to be submitted. All other plan comments have been addressed.

Mr. Minor asked for clarification whether FAA should be contacted. The no-build zone was discussed earlier, and it was determined it was shown on the subdivision plat completed by Maier Land Surveying. Mr. Beyler will add the no-build zone to the overall sketch with the same verbiage.

Mr. Minor noted there were farms located on Shumway Road near the proposed project and that the Notice of Project Near Farm Operations should be included on the plans. The Clerk will email the wording to Mr. Beyler tomorrow so that it can be noted on the plans.

Chairman McAllister asked if there were anymore comments, questions, or concerns. There were none.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Flugel Site Plan, located at 2660 Colby Street, which was accepted for review on September 26, 2022, and

WHEREAS, a public hearing was held by the Planning Board on October 24, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form and Agricultural Data Statement, comments of the Town Engineer, Fire Marshal, 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 the Flugel Site Plan is an unlisted action, which will not have a significant impact on the environment.

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Flugel Site Plan, be approved contingent upon the Notice to Project Near Farm Operations be added to the plan, the no-build zone delineation be added to the plan, submission and approval of the SWPPP, obtaining all required signatures, 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 – Aye
Mr. Strabel – Aye

Customer Service Solutions Amended Site Plan. 1900 Transit Way. 084.01-1-1.115

The Board continued to review this application.

Mr. Talley stated Mr. Oberst’s comments from late last week still need to be addressed in writing. He will also confirm if the project will be constructed in one or two phases and submit ownership documentation for Ms. Diana Patranek.

Chairman McAllister asked if there were any other comments.

Mr. Oberst asked that the 6.3 ft. setback dimension shown on the plan be revised to 7.5 ft. Mr. Lee discussed that the existing parking lot is 6.3 ft. from the side property line. Discussion took place. It was decided to remove a portion of the paved parking lot to meet the 7.5 ft. perimeter buffer requirement. Mr. Talley will submit revised drawings reflecting the change.

Mr. Minor confirmed with Mr. Oberst that the original review comments dated October 7 were responded to, and Mr. Oberst is satisfied. A second set of review comments dated October 20 still must be responded to regarding drainage calculations and utility documentation. The area variance is scheduled for November 1, 2022.

Moved by Mr. Hale, seconded by Mr. Minor, to table the project until the next meeting November 14, 2022.

Chairman McAllister asked if there were any projects on the Project Status Report that need to be addressed. The Clerk stated mylars for the Englerth Acres Resubdivision, the Brock Amended Site Plan, and Villas-Section 1, 18/20 Wood Trace, have not been signed, and will expire January 2023. Mylars for Wolf and Mantis Amended Site Plans approved on September 12, 2022, still need to be signed.

Discussion took place regarding the possible auction of the Heritage Square property.

The meeting was adjourned on motion at 7:30 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk