

**TOWN OF SWEDEN
Planning Board Minutes
November 28, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 28, 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.

Absent: Nat O. Lester, III, Planning Board Counsel, James Oberst, P.E., Town Engineer – excused.

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. Minor, that the minutes of November 14, 2022, be approved as corrected.

Discussion: Mr. Hale did not have a chance to review the minutes and reserved the right to make editorial corrections.

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

OTHER – Rezoning Application – Colby Street-B-2 Airport-Commercial to I-2 Light Industrial.084.03-1-24.002.

Chairman McAllister explained that the property on Colby Street has been purchased and the applicant is proposing to construct mini storage units, which are only permitted in Light Industrial zoning. The property on Colby Street is zoned Airport-Commercial. The Town Board is requesting review comments.

Chairman McAllister offered the following comments:

1. This is spot zoning, to which he is opposed. Mr. Hale agreed with Chairman McAllister for the same reason. The application is similar to previous rezoning applications for Crestview Drive, which were denied.
2. The rezoning application is for mini storage units and the lot is 200 ft. deep. The required setbacks for Light Industrial would leave a 40 ft. by 500 ft. area to develop storage units which does not seem practical for this site. Required setbacks are 100 ft. front setback, 60 ft. rear setback or 100 ft. rear setback for lots abutting a business commercial zoning district, and 100 ft. side setback for lots abutting a business commercial zoning district.

Mr. Minor confirmed with the Board that the proposed property is Lot B, 200 ft. by 762 ft. Discussion followed that it might be better to apply for a use variance as area variances will be required to develop the property if rezoned to Light Industrial.

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Chairman McAllister signed the SEQR Lead Agency Coordination Request that the Planning Board has no objection to the Town Board's assuming Lead Agency status for this action.

The Board discussed the project status report. The Englerth and Brock projects are still waiting to be finalized. The projects' conditional approval expires on January 11, 2023.

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk