

LEGAL NOTICE
Town of Sweden
Rezone 4740 Lake Road
from Residential R1-2 to MR-1 Multiple Residence

WHEREAS, Samuel Simone, of Simone Properties LLC, PO Box 26767, Rochester, New York has submitted to the Town Board an application to re-zone 4740 Lake Road currently zoned Residential R1-2 to Multiple Residence (MR-1); and

WHEREAS, a map, legal description and revised SEQR Short Form has been filed with the Town; and

WHEREAS, 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, Monroe County Planning and Development and associated County Departments, the NYS DOT, the NYS DEC, the MCWA and others; and

WHEREAS, a public hearing was held on September 12, 2023 at 6:30 pm and all persons desiring to be heard were heard.

NOW, THEREFORE BE IT RESOLVED:

Sec. 1. That the Town Board of the Town of Sweden believes that the Town Comprehensive Plan supports this rezoning action citing: Chapter Four Goals and Policies A.2.a. Require buffers such as landscaping and/or transitional uses between commercial/industrial development and residential neighborhoods; and Chapter Five Land Use Plan: Multi Family Residential – Multi-family residential development is appropriate in many local areas as a transitional land use between lower density neighborhoods of single or two-family dwellings and the higher intensity commercial or light industrial development.

Sec.2. That as an Unlisted Action, the Short Environmental Assessment Form is sufficient and deemed complete for this application.

Sec.3. That the Town Board's review of this application has focused on whether Multi Family Residential Zoning is an appropriate and compatible use of this property in relationship to the neighborhood. That issues of setbacks and driveway locations are appropriately considered at the time of Planning Board Site Plan Review; and that issues of variances are appropriately considered at the time of Zoning Board of Appeals review. That it is incumbent upon the property owner to apply for and obtain the appropriate approvals that may be required by these boards and other agencies.

Sec.4. That the Zoning Map of the Town of Sweden be amended to changing the zoning classification from Residential R1-2 to MR-1 Multiple Residence described as follows:

**Legal Description
4740 Lake Road
Tax Account #083.080-08-001.12**

All that tract or parcel of land situate in the Town of Sweden, County of Monroe and State of New York and being a part of Lot No. 11 in the 8th Section of Town No. 3 of the Triangular Tract, bounded and described as follows:

Beginning at a point in the north line of Lot No. 11 and the east line of the Lake Road and running thence southerly along the east line of the Lake Road 394.15 feet to an angle point; thence Continuing southerly along the east line of the Lake Road making an exterior angle of 179 23' with the last described course a distance of 440.18 feet to a point in the east line of said Lake Road, said point being the place of beginning of the property herein conveyed; thence Running easterly making an interior angle of 77 13'50" a distance of 200 feet to a point; thence Running northerly making an interior angle of 102 46'10" a distance of 100 feet to a point; thence Running westerly making an interior angle of 70 13'50" a distance of 200 feet to a point in the east line of the Lake Road; thence Running southerly along the east line of the Lake Road a distance of 100 feet to the place of beginning.

Also all that tract or parcel of land situate in the Town of Sweden, County of Monroe and State of New York, and being a part of Lot No. 11 in the 8th Section of Town No. 3 of the Triangular Tract, bounded and described as follows:

Beginning at the northwest corner of premises conveyed by Fred Harrier to Elmer G. Adams and Phyllis H. Adams, his wife, by deed dated May 8, 1951, recorded in Monroe County Clerk's Office in May 21, 1951 in Liber 2683; thence
Running easterly along the north boundary of the said Adams lot a distance of 200 feet to the northeast corner thereof; thence
Running northerly at an interior angle of 102° 46' 10" to the south boundary of Crestview Drive; thence
Running west along the south boundary of Crestview Drive 200 feet to a point in the west line of Lake Road; thence
Running south along the west boundary of Lake Road to the point of beginning above specified. The said Crestview Drive is laid out on a map made by A.P. Mussi on file in Monroe County Clerk's Office in Liber 128 of Maps at page 54.