

**TOWN OF SWEDEN  
Planning Board Minutes  
January 9, 2017**

An organizational meeting of the Town of Sweden Planning Board was held on Monday, January 9, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also present: Nat O. Lester, III, Planning Board Counsel; Kris Schultz, Schultz Associates; A.J. Barea, P.L.S.; Richard Maier, Maier Land Surveying; Fred Perrine.

The meeting was called to order at 7 p.m. by Chairman McAllister.

Moved by Mr. Minor, seconded by Mr. Hale, that the Planning Board Schedule and Rules and Regulations for 2017 be approved.

Ayes – 7

Planning Board Counsel Lester requested the legal notice for the 2017 Schedule include wording that the Board may hold workshops prior to a scheduled meeting whenever necessary. The Clerk will address.

Correspondence was passed to members for review.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the minutes of December 12, 2016, be approved.

Ayes – 7

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

Ayes – 7

Chairman McAllister read the notice of public hearing and affidavit of publication.

**Homa Resubdivision - Lot R-2A Amended Site Plan. 111 Campbell Road. 085.01-2-19.102.**

Chairman McAllister asked if anyone present had any questions, comments or concerns. There were none.

**Perrine Resubdivision – 3 Lots. 628 and 603 Ladue Road. 113.01-1-18, 113.03-1-19.**

Chairman McAllister asked if anyone present had any questions, comments or concerns. There were none.

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

Ayes – 7

**Spurr Resubdivision – 175 White Road. 098.02-2-29.112.**

Mr. Richard Maier addressed the Board. He explained the applicants, Dan and Jennifer Spurr, own property on the south side of White Road between Redman and Lake Road. Years ago the property was granted subdivision and site plan approval. The property was originally part of the Dilger Farm. The applicants are proposing to purchase an additional five acres from the Dilger Farm and add it to the east side of the property. The total new acreage will be approximately 13 acres.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Spurr Resubdivision be accepted for review.

Ayes – 7

The Public Hearing will be February 13, 2017.

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**Homa Lot R-2A Amended Site Plan. 111 Campbell Road. 085.01-2-19.102.**

Chairman McAllister continued review of this application. Mr. Schultz distributed updated copies per comments received.

MRB - December 27, 2016

1. SWPPP is required. Submitted to MRB today for review and approval.
2. MCDOH will review and approve plans. Correspondence should be sent to both MRB and the Town.
3. MCWA previously approved water service, but will reapprove with the amended site plan.
4. Additional topo was added to the plans.
5. Dashed lines now represent the boundary for limit of disturbance.
6. The location of the stored topsoil is shown on the plan, south of the house.

Also, requested by MRB are additional notes on Sheet 2 regarding the driveway access.

ECB – No changes requested to the plan.

Fire Marshal

1. A post has been added to the plan showing the house numbers.
2. The driveway is adequate as shown with the bump out on the plans.

Highway Comments

1. Driveway should be paved to R.O.W. line – note added.
2. Driveway culvert details now shown on the plans.
3. Driveway 250 ft. or longer should be 14 ft. wide – note added.

Building Inspector/Stormwater Manager

1. SWPPP required – addressed with MRB comments.
2. Stabilized construction – note added.

DRC Comments – December 28, 2016

- Agency approvals required. Monumentation checked

Mr. Schultz provided a letter from MCDOH stating the plans have been reviewed and ready for signature.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Homa Lot R-2A Amended Site Plan, located at 111 Campbell Road, which was accepted for review on December 12, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on January 9, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, Highway Department, Building Inspector/Stormwater Manager, Fire Marshal, Environmental Conservation Board, and Monroe County Planning and Development,

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Homa Lot R-2A Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Homa Lot R-2A Amended Site Plan be approved contingent upon receiving all required signatures and the Chairman be authorized to sign.

Ayes – 7

**Perrine Resubdivision – 3 Lots. 628 and 603 Ladue Road. 113.01-1-18, 113.03-1-19**

Chairman McAllister continued review of this application. Mr. Barea distributed updated copies per comments received.

MRB Comments

1. MRB requested that the setback requirements be shown for the existing house versus proposed.
2. The existing well and leachfield are shown on the plan.
3. The house numbers should be shown on the plan.

ECB Comments – There were no comments – no proposed development at this time.

Mr. Dollard requested the house number of each lot be added to the plan. Mr. Barea agreed.

Chairman McAllister questioned if the requirements of Lot 1 meet current code. Mr. Barea indicated there is an inground system, which requires a minimum of 200 ft. of frontage and 80,000 sq. ft. in total area. It was determined that Lot 1 will not meet current code with the proposed additional acreage.

Mr. Perrine will discuss with the other parties what changes, if any, to make to Lot 1. The application was tabled until a future meeting.

Mr. Minor requested the water statement be added to the plan. Mr. Barea agreed. Mr. Monno opened discussion regarding the private water pipes installed at the road. It was requested that an additional note be added stating the Town is not liable for the maintenance or repair of water pipes under the road.

Chairman McAllister stated a request was made by the Clerk to say the Pledge of Allegiance at the beginning of each meeting. The Board agreed.

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,  
Phyllis Brudz  
Planning Board Clerk