

**TOWN OF SWEDEN
Planning Board Minutes
March 11, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 11, 2019, 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 Counsel; Bob Winans and James Bischooping, DDS Engineering; Mike and Pam Krahe.

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 February 25, 2019, be approved.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale - Abstain
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Absent*

310 West Sweden Road. Amended Site Plan. 083.03-1-17.21.

Mr. Bob Winans addressed the Board. Applicants, Mike and Pam Krahe, are requesting an amended site plan for a 4,200 square foot pole barn on the five-acre property. The previous site plan was approved in 2008 for a residential home, driveway and septic system.

Mr. Krahe stated the driveway was left where approved on the previous site plan in the event they decide to move forward on the construction of a house. They are looking to construct just the pole barn at this time.

Mr. Minor asked about the previous approval, noting that the house and septic have been eliminated. Mr. Minor asked what that approval looked like and where the septic was placed on the prior site plan. Mr. Krahe answered the septic was placed on the south side. Mr. Minor asked that the map be brought to the next meeting. He wanted the applicant to be aware of the location of the septic should they decide to build in the future.

Moved by Mr. Rickman, seconded by Mr. Hale, that the 310 West Sweden Road Amended Site Plan be accepted for review.

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

The Public Hearing will be April 8, 2019.

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7:03 p.m. – Mr. Strabel arrived.

Helios Energy NY Sweden Solar Farm Subdivision, Site Plan and Special Use Permit. Swamp Road and Lake Road. 098.04-1-2.1.

Chairman McAllister stated that a letter was received from Joe Hens, Design Engineer for Ingalls & Associates, LLP, requesting an extension of their Planning Board application to April 30, 2019. The letter indicated that an offer for incentive zoning has been made to the Town of Sweden and is currently under review. Mr. Hens requested additional time for negotiation and to complete the incentive zoning application.

Chairman McAllister added that the applicant has offered an appropriate incentive that is under consideration by the Town Board. The extension will give them time to negotiate the incentive. The Planning Board may have to consider an additional extension. Planning Counsel Lester suggested that the date be changed to April 29, 2019, so that it can be placed on the meeting agenda.

Moved by Mr. Hale, seconded by Mr. Monno, to grant the request for an extension to April 29, 2019.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Abstain
Mr. Rickman – Aye
Mr. Strabel – Aye*

SEORA Lead Agency Coordination Request/Comments. Stonebriar Glen South. Lake Road.

Chairman McAllister spoke with Town Engineer Jim Oberst who indicated that he had just begun review of the project. The Town Board requests a response to lead agency by April 5, 2019. Planning Counsel Lester suggested the Board hold off on comments until they have received more information on the purchase or option to buy agreement. Chairman McAllister was concerned that this project was moving forward with the current Stonebriar project still under construction, and whether there was a need to move forward this quickly. Mr. Hale suggested they move forward with the Lead Agency Coordination Request and allow the Town Board to be Lead Agent for the rezoning application. Clerk Sweeting verified that the rezoning application from R1-2S to MR-1 has been submitted and the public hearing has been scheduled for April 23, 2019.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Planning Board concurs with the Town Board's being Lead Agency for the rezoning application.

*Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye*

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Meeting Change Request – April 22 to April 29

Moved by Mr. Minor, seconded by Mr. Dollard, that the April 22 meeting be moved to April 29 and the meeting be properly advertised.

Chairman McAllister – Aye
Mr. Dollard – Aye
Mr. Hale – Aye
Mr. Monno – Aye
Mr. Minor – Aye
Mr. Rickman – Aye
Mr. Strabel – Aye

Chairman McAllister informed the Board that he sent a request to Town Engineer Jim Oberst regarding the Canandaigua National Bank application. Since the project was originally approved and engineered for only three outparcels from the start, he asked Mr. Oberst to look at all the site data again. The detention facility was sized for a regional detention facility, not just for that site, and he should look at all the development taking place “upstream” to make sure that it is still consistent. He also asked Mr. Oberst to look at the traffic data feeling that there is a substantial difference in traffic due to each stage of development in the Wegmans plaza. Mr. Minor stated that the intersection of Route 19 and 31 has been a known failure for several years. Chairman McAllister added that DOT needs to look at the situation and has asked Mr. Oberst to come prepared with that information, and had mentioned to Mr. Schultz the concern with traffic. Mr. Minor added that it really comes from the internal distributions, and all the roads coming out of Wegmans, except for the far west exit, have traffic lights.

The meeting was adjourned on motion at 7:20 p.m.

Respectfully submitted,
Karen M. Sweeting, Town Clerk