

**TOWN OF SWEDEN  
Planning Board Minutes  
March 24, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 24, 2014, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Wayne Rickman

Also present: James Oberst, MRB, Adam Freeman, LandTech, Brian and Gilda Gowanlock

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

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of March 10, 2014, be approved.

Ayes – 6

Moved by Mr. Monno, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

Ayes – 6

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

**7487 Fourth Section Road.**

Mr. Adam Freeman addressed the Board and public. He presented a drawing of the site plan, and explained that this is the site of the former driving range, where a riding arena and stable is now proposed. The existing driveway will be used, a storm water pond is proposed at the front of the property, and a leach field in back where a metal building may or may not be converted into a three bedroom house.

Chairman McAllister added in order to operate a riding arena, a special use permit is required. If it were a private residence with horses, a special use permit would not be needed.

Chairman McAllister asked if there were anyone present with comments, questions or concerns.

Gilda Gowanlock, 151 W. Sweden Road – Ms. Gowanlock asked for clarification as to where the end of the property line was. Mr. Freeman showed the location of the boundary lines on the displayed map.

Roslyn Smith, 7490 Fourth Section Road – Ms. Smith could not attend the hearing, but asked that her comments be made part of the record (see attached).

There were no other comments, questions or concerns.

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

Ayes – 6

Chairman McAllister continued review of this application.

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Mr. Hale discussed some possible conditions for the special use permit, i.e., hours of operation, maximum number of animals. Chairman McAllister spoke with Attorney Lester regarding the same. Attorney Lester offered conditions to do with limitations of the permit. For example, the operation must commence within one year after the permit is granted, once operational, and then ceases to be used for six months, the permit would be cancelled. Also, verbiage should be added that the riding academy must meet building code.

Chairman McAllister commented that not much has been proposed for external lighting. Mr. Strabel asked if the back acreage would become a pasture. The answer was yes. Will the path from the stalls to the pasture be shown on the site plan? Mr. Freeman stated yes. He added that fencing will also be shown, a stockade fence along the front and electric fence along the perimeter of the property.

Mr. Hale asked if issuance of the permit should be contingent upon the approval of the site plan. The answer was yes. Mr. Monno suggested that weekday hours may be different from weekend hours. Mr. Freeman stated there will be no spectator events, no grandstands.

Mr. Strabel stated a lot of confusion has happened since the beginning of this project with its intent. To date, the use is for boarding of horses with those horses being used for riding lessons in the arena.

Mr. Minor clarified that if this project was for an individual who owned 18 horses and rode them throughout the day, this discussion would not be taking place. The Board agreed. Mr. Monno questioned if the permit should include a maximum of horse trailers allowed for the site. This concern will be addressed with the site plan approval.

Mr. Dollard brought up the Fire Marshal's concerns. The way that the road is shown directly on the side of the building makes it hard for vehicles to turn the corner. Mr. Freeman stated that design is for getting the horses to one side of the building. Mr. Strabel stated the Fire Marshal is looking at it with four sides accessible for a larger structure with no sprinklers; there has to be access to allow a fire truck three quarters the way around the building instead of a full 360 degrees.

Mr. Strabel added that the hay will be stored over the stalls. Mr. Freeman confirmed in the loft.

Mr. Hale asked what type of SEQR approval would be required. To date, the project has not received any approvals. The Board agreed to wait on approvals, and grant them as a package at a future meeting.

Mr. Freeman will contact the Clerk when the project is ready for approvals.

Mr. Freeman submitted elevation drawings for review. The arena will have a steel frame and roof with earth tone colors.

The Board will request Attorney Lester to draft a resolution for the site plan and special use permit.

**OTHER**

Chairman McAllister discussed the revised Land Use Regulations. The Town Board is requesting comments from the Planning Board. A public hearing is scheduled for Tuesday, April 8.

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The following comments were made:

1. Page 18, A177.27 Streets. C. - Lots abutting state highways shall not derive direct access to these highways, but shall have access to other streets or a parallel access road.

*This needs to be changed to reflect if it is a corner lot to push towards access on the Town road.*

2. Page 19, A177-31 Driveways. A. – Driveway curb cuts shall be limited to one per parcel. Combined or common driveway curb cuts are encouraged when practical and at the discretion of the Board.

*The Board has been told to do the opposite. Add, within the right-of-way, to the wording.*

3. Page 19, A177.32 Lot Size and Arrangement. A. – No division of land shall result in any of the parcels not having at least one access point to a public road.

*Add, one legal access, to sentence.*

If there are any more comments, please send to the Clerk to forward to the Town Board.

The meeting was adjourned on motion at 8 p.m.

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**Planning Board Clerk**

Public Hearing - 3/24/14

7497 Fourth Section Rd - Special Use Permit

I reside at 7490 4<sup>th</sup> Section Rd, directly across from Mr Nugent's property, with my husband Louis. We were o.k. with the miniature golf course, but did find there were more accidents because drivers would look over (heading West), slow down, and get into an accident. But, we were still ok with the "range".

A riding stable would mean horse trailers trying to make that left heading west, and drivers are going approx. 60 mph and it will be much more difficult. Plus, we are all residential on our side of the road and I don't care for the idea of the traffic it will bring.

Maybe our whole area, both sides of the road should be rezoned 'commercial'!

Sincerely,  
Goslyn P. Smith