

**TOWN OF SWEDEN
Planning Board Minutes
April 8, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 8, 2019, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale.

Also present: Nat O. Lester, III, Counsel; James Oberst, P.E., MRB; Kris Schultz, Schultz Associates; Joseph Hens, Ingalls & Associates, LLP; Thomas Guzek, Solarpark Energy; Robert Winans and James Bischooping, DDS Engineering; Edmund S. Martin, LandTech; Mark Rabjohn; Luis Popovski; and 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. Monno, seconded by Mr. Dollard, that the minutes of March 25, 2019, be approved.

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

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

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

The Public Hearing began at 7:02 p.m.

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

310 West Sweden Road Amended Site Plan (n/f Morphet/Rabjohn Site Plan) 083.03-1-17.21

Mr. Robert Winans addressed the Board. Mr. Winans stated that they presented the plans last month for acceptance. Originally the site plan was for a residential home with a driveway, septic system, leach field, associated grading and a well. It was all approved. Now they are presenting a 4,200 square foot pole barn with a 20-foot-wide driveway, approximately 350 feet back from the road.

Chairman McAllister asked if there were any questions, comments or concerns relative to the application. There were none.

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

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

The Public Hearing ended at 7:05 p.m.

Covert Site Plan. 2430 Colby Street. 084.04-1-25.15.

Mr. Edmund Martin addressed the Board. This is a 1.2-acre parcel where the proposal is to build a 3,600 square foot warehouse and an associated gravel parking lot area. It is primarily for personal use, but set up in case the applicant wants to sell the property in the future. It will operate as a commercial property, and is code conforming with water service, on-site septic system to treat waste water, and building mounted dark sky compliant light fixtures. They have initiated conversation with Monroe County DOT for the access which is toward the west end of the property. The project requires three-quarter of an acre of soil disturbance, so don't need a DEC Phase 2 permit. Mr. Martin is asking the Planning Board to accept the application for review and allow them to submit to the Monroe County Development Review Committee.

Moved by Mr. Strabel, seconded by Mr. Dollard, that the Covert Site Plan be accepted for review.

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

The Public Hearing will be May 13, 2019.

Chairman McAllister asked whether this site had been before the ZBA for an area variance for the depth of the property. To date, several lots have individually been approved on Colby Street. This will have to be determined.

7:10 p.m. – Mr. Rickman arrived.

310 West Sweden Road Amended Site Plan (n/f Morphet/Rabjohn Site Plan) 083.03-1-17.21

Chairman McAllister continued review of this application. Mr. Winans has reviewed and addressed most of the comments, but hasn't had a chance to get the revised plans to Mr. Oberst for review.

MRB Comments – dated March 28, 2019

1. Mr. Strabel asked for clarification on the zoning statistic table revision. Mr. Oberst is looking for a comparison of what is existing to what is being proposed. Mr. Winans added that the plan exceeds all requirements for lot size, setbacks and other dimensions.
3. Mr. Strabel asked if the easements were shown along the road. Mr. Winans explained that the surveyors are looking into the easements. It was on the previous site plan as just an easement for county right-of-way. Mr. Oberst would like the status of the easement – who the easement is between and is it recorded, liber and page.

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4. The sight distance labels have been clarified. The original plan had them on the centerline, the latest plan has a broken line so you can read them better. The distance is the same.
5. Mr. Winans indicated that the driveway width was on the previous plan – stating 20 ft width. Mr. Minor asked if that was wide enough for the fire department. They felt the width was appropriate with the large parking area near the building for a turnaround.
6. Mr. Winans stated no septic system for this amended plan. It was duly noted by applicant that if a system was proposed in the future, it would need to be reviewed and approved by the Monroe County Health Department.
7. Mr. Winans explained that revisions have been submitted to County DOT addressing comments from Monroe County DRC and are waiting for final approval.
9. Mr. Strabel asked Mr. Oberst if he was proposing in his comments to have the applicant come back with an amended site plan if they were to add electric to the property. Mr. Oberst clarified if they were to add water, yes. The applicant is proposing electric service to the property at this time – no water or sewer. Mr. Winans said the applicant would like to run an electric line to service outside lights. Mr. Krahe pointed out that the electric would come from pole #152
10. Mr. Winans said a note (#25 on the revised plan) has been added to the plans stating that the pole barn will be a private facility. There is no intention of making it a business or commercial operation which is not allowed under the zoning.
11. SWPPP was discussed and is required.
12. All will be noted as part of erosion control. Same with the silt fence (comment #13).
14. The downspouts, three on each side, should be located one on each end and one in the middle. Mr. Strabel noted the swale and the slope to it.
15. Lighting will be small, down-lighting. At this point the applicant is not proposing landscaping, just grass.

Monroe County Planning & Development Comments – dated March 26, 2019

Mr. Winans stated the comments received from DRC were related to the DOT and highway permit.

ECB Comments – dated April 8, 2019

No additional comments noted.

Building Inspector/Stormwater Manager Comments – dated March 21, 2019

No issues noted.

Mr. Strabel asked Mr. Oberst if he was satisfied with all the responses to comments. Mr. Oberst indicated yes, need easements shown. Discussion of changing disturbed area for SWPPP. Leaving plan as is. SWPPP will be required. Mr. Oberst confirmed that the applicant can do the erosion certification report.

Moved by Mr. Strabel, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 310 West Sweden Road Amended Site Plan (n/f Morphet/Rabjohn Site Plan), which was accepted for review on March 11, 2019, and

WHEREAS, a public hearing was held by the Planning Board on April 8, 2019, and all persons wishing to be heard were heard, and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application and determines that it is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the 310 West Sweden Road Amended Site Plan be approved, contingent upon confirmation of the easements, SWPPP, and resolution of any Fire Marshal comments, and the Chairman be authorized to sign the mylar.

Mr. Monno felt there were a number of items outstanding.

Chairman McAllister – Aye

Mr. Dollard – Aye

Mr. Monno – Nay

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Strabel – Aye

Canandaigua National Bank & Trust. Subdivision and Site Plan. Lake Road – Wegmans. (Part of 083.02-1-20.113).

Mr. Kris Schultz addressed the Board. The Board received the Fire Marshal's comments relating to the large fire truck's ability to access the property. Mr. Schultz said they submitted a plan showing the turning motion of the large fire truck through each of the curves and how it would articulate as it circled the bank. The fire department can also reach the bank from Route 19 and the internal roadway. Mr. Strabel pointed out the Fire Marshal's request for bollards on every parking space near the building and raising the canopy to allow fire truck access under it. Mr. Schultz indicated that they spoke to the Fire Marshal on some of the building items to get them resolved.

The utility easements cross through the proposed site and service the parcel to the south. In the instance where the storm and sanitary go through the parcel, Mr. Schultz wanted to make sure those were protected, so they indicated those on the plan. The easement is granted to the owner by the owner basically to call out that they are there and not disturbed during construction.

Mr. Schultz added Note #10 that the Planning Board will require approval for land banking of spaces because the spaces were shown on the bottom. Noting #11, Wegmans is retaining ownership of the lot. If they do ever sell the property, the note is a call out for the prospective buyer that they will need to acquire reciprocal cross-access and utility easements. Whenever a commercial parcel of this kind transfers, a series of easements are granted so that the parcel can stand-alone. The water service was dropped to 1.5 inches since they are not required to have a sprinkler system. The current plan shows the sidewalk with a "swing" in it to slow pedestrian traffic due to the grade of the sidewalk.

Mr. Oberst asked that the existing connections to sanitary sewer were shown on the plan, which was completed as requested. The generator was switched from diesel to gas. The lighting was modified slightly. Demonstrated the intensities in the pedestrian areas and the traffic areas. There is no RPZ for this project because it is coming off the internal water. Received approval from Monroe County Pure Waters.

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Chairman McAllister asked if they received an update on the traffic counts. Mr. Schultz explained that they looked at what was going on with the site in relation to what was happening out on the main road. He had a discussion with Jim Oberst about what was happening at Fourth Section Road and Lake Road and what the impacts would be. Mr. Schultz looked at what the impact of the Stonebriar Glen project west of the proposed project would be. There were no traffic concerns shown with that study. With this site being located on an internal roadway and coming out on traffic lights, there is no impact associated with this project. Chairman McAllister was concerned with that study because only east/west traffic was taken into consideration. The intersection is poor with considerable traffic coming from the north and east. Mr. Schultz does not anticipate any increase in traffic such that would change the level of service on either of those roads based on discussions with the Town Engineer. Chairman McAllister was concerned that the additional traffic from Unity, ESL or Taco Bell haven't shown an impact on traffic within the primary intersection, yet the traffic has had a significant increase. Mr. Strabel didn't feel that you could contribute the failure of the intersection to a particular business, you can't determine who is the cause of the failure of the intersection. It would be hard to determine the number of cars coming from an internal business that are relative to the failure of that intersection. Chairman McAllister is concerned because when development was first approved for this site it was just Wegmans, now several businesses have been added to this site and haven't asked for a traffic count. The intersection has failed for years. He added that he would have the same concern for any development added around that intersection. Mr. Minor stated that it is like the lesser of evils, it is somewhat contained, once you're in there you are "trapped" by the light cycles.

The Fire Marshal had three other comments, the biggest concern being the large fire truck being able to move around the site. Mr. Strabel indicated that it appears the truck can move through the site; everything has been widened to 26 feet and show the larger curves. The five-inch address is required. Increase the canopy height to 13 feet to enable the fire truck to go under it. Mr. Strabel didn't believe that they would drive the truck that close in the event of a fire. Chairman McAllister added that the truck would probably not enter the site during a fire, they will access from Lake Road or the internal road.

Mr. Strabel said the third issue was the addition of a bollard in front of every parking space to keep vehicles from hitting the building. He referred to Aldi's several incidents. Mr. Strabel indicated that the bank would have curbs, whereas Aldi's does not, everything is flush. Mr. Schultz said that Jeff from his office has spoken to the Fire Marshal on these concerns. The Fire Marshal is satisfied with the height of the canopy and will not require a bollard on each space.

Moved by Mr. Strabel, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Canandaigua National Bank & Trust Site Plan, which was accepted for review on February 25, 2019, and

WHEREAS, a public hearing was held by the Planning Board on March 25, 2019, and all persons wishing to be heard were heard, and

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

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NOW, THEREFORE, BE IT RESOLVED, that the Canandaigua National Bank & Trust Site Plan be approved, and the Chairman be authorized to sign the mylar.

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

Discussion of the north west corner of the Wegmans property. Mr. Schultz clarified that it was an easement line, not a parcel line.

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

Mr. Minor excused himself from the discussion.

Mr. Hens addressed the Board. Mr. Hens received comments in August 2018 from the Town Engineer, they have responded to those comments and provided a letter to the Board, several supplemental materials, and a new set of plans.

Mr. Hens indicated there were some changes since the plan was submitted in 2018. The access road was extended into the site to reach the equipment pads (comment #6). One of the comments asked to provide additional screening (comment #1b) as required by the Town. Additional Hawthorn trees were added to the front behind the parcel on Lake Road. They are proposing additional Eastern Red Cedars near the Spurr property from White Road. Chairman McAllister asked the length of the front setback. Mr. Hens answered 100 feet.

Mr. Hens indicated they have received “sign-offs” from NYS OPRHP and the required environmental “sign-offs”. An application for Incentive Zoning is currently in front of the Town Board. Mr. Hens stated that the idea is to run both reviews concurrently and understood the Town Board would be handling SEQR. Chairman McAllister asked if there would be a coordinated review with a full assessment. The parcel is more than 5 acres and active agriculture. Mr. Hens explained that SEQR and coordinated review was discussed with the Town Board. Since they are disturbing less than one acre, including the access road and posts, felt it would be an unlisted action with no coordinated review. Chairman McAllister couldn’t see how it was less than one acre with all the panels on the property. Mr. Hens explained that the panels are installed on posts that are driven into the ground. There will be no fill. Chairman McAllister asked what would be under the panels. Mr. Hens answered they will plant a pollinator mix. Chairman McAllister stated that the project is removing several acres from active agriculture, out of the 70 acres proposed how many acres would be covered with solar. Mr. Hens answered 70 acres is the footprint of the solar energy system, the total fenced in area is 114 acres.

Discussion of whether the Town Board or Planning Board should do SEQR. Counsel Lester stated the Town Board handles SEQR for the rezoning. Chairman McAllister stated that if the project is a Type I action and SEQR is done by the Town Board, they request coordinated review so the Planning Board has input. If not, the Planning Board has no input on SEQR other than through the comments of the Town Engineer. Mr. Lester added that with a rezoning the Town Board must consider all projects that would fit under incentive zoning.

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The incentive narrows down the project for review. Mr. Strabel stated that the Town Board, in their resolution, could state that the incentive zoning is specific to the solar farm.

MRB Comments – dated August 3, 2018

Mr. Hens stated that they had responded to the comments August 24, 2018, but had to put the project on hold to resolve the incentive zoning.

1. Mr. Hens noted that the first few comments were just looking for additional documentation.
 - 1 a) Documentation has been provided.
 - 1 b) Landscaping changes have been added to the plan
 - 1 c - d) Spec sheets have been provided.
 - 1 e) Operation and maintenance plan has been provided. The plan outlines maintenance for the site, schedule and overview of the seed/pollinator mix that will be used to benefit the local farm community.
 - 1 f) Chairman McAllister noted that the project was in close proximity to the airport on Colby Street. Mr. Hens stated that they have provided specs on similar arrays in terms of glare. They also would be willing to prepare a glare study, adding the panels are coated with a non-reflective glare meeting all FAA standards. The tool they would use for the study is based on FAA guidelines. Mr. Hens provided an acoustic test for the converters. They tested the converter at different loads, ranging up to 100% load. The noise is comparable to a refrigerator running.
 - 1 g) The property is being subdivided. Lease agreement is included, and Mr. Hens can submit a copy of the executed agreement if necessary.
2. Decommissioning plan was submitted. Mr. Hens noted that the actual salvage value on site is greater than the cost of decommissioning, so up front the applicant is willing to offer a bond of \$100,000 to cover initial decommissioning costs, and then any salvage value taken from the site would be used to make up the difference of the cost to decommission. A cost breakdown is included. Mr. Oberst will prepare a cost estimate as well.

Counsel Lester asked the life expectancy of the project. Mr. Guzek stated that the lease is for 25 years with three 5-year extensions.
3. Mr. Hens said they did a breakdown on the site plan to see the actual total disturbance. They are proposing .91 acres as is, which includes the LOD around the access, trenching from the equipment pads to the riser poles. Chairman McAllister asked if an equipment pad was required for each panel. Mr. Hens answered no there is one for a grouping of panels; there are four equipment pads total on the site. The equipment pads contain the transformer and the switch gear, all the electrical equipment. The panels are mounted on H-piles. Mr. Strabel stated that the project will need 30,000 posts. Mr. Hens said they are basing the “no disturbance” of the poles used to mount the panels on guidelines received from the Army Corps of Engineers. Based on their guidelines they don’t consider driven-posts as a disturbance so they are not included in the total. Mr. Strabel clarified that the poles were compaction driven, not spiraling. There will be no discharge of material.

Mr. Strabel was concerned with excessive wind conditions. Mr. Hens said they will be doing geo testing on the site. Mr. Guzek added that the poles will be driven approximately 10 – 12 feet. The Board expressed a concern with the rock in the area and whether the poles could be driven that deep. It was pointed out that the project is proposed on the same escarpment as the stone quarry. Mr. Hens said that they factor 6 to 8 feet in depth to withstand wind and that is what is stated in the decommission plan for the panel material. Chairman McAllister asked if they thought they would have to blast to get the poles through the rock. Mr. Hens did not believe they would have to blast but indicated they were still waiting for the results of the geo test.

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Mr. Strabel asked if everything was underground to the pad from the panels. Mr. Hens answered the panels will run along the center and are strung along a racking, and meet at a center junction to go to the pad. Mr. Strabel asked when it is converted from AC to DC. Mr. Hens answered it is converted at the pads. From the transformer point it will go overhead to the utility. Mr. Strabel asked where National Grid will meet this project. Mr. Hens indicated that the electrical is still being finalized so they do not have the exact location at this time. They anticipate where the two pole lines come into Lake Road. Mr. Guzek explained that National Grid will have transformers nearby for the interconnection. They discussed the AC/DC distribution voltage.

Mr. Hens asked that if the determination is going to be that the project is above one acre, they would rather know sooner than later so they can prepare a SWPPP. He suggested a pervious rather than impervious gravel access road. They currently will not be removing top soil to construct the access road, rather using fabric on-grade then stone on top, not disturbing the agriculture lands as much as possible. Mr. Guzek added that technically at decommissioning, the land needs to be brought back to its initial state. Mr. Strabel was still concerned that they were not disturbing more than one acre.

Mr. Hens stated they would not be constructing a berm at the east end of the property near Lake Road. Mr. McAllister stated that an earth berm, fenced with vegetation was required along the front. Mr. Rabjohn, who sat on the committee to draft the solar law, confirmed that an earth berm is required with evergreen trees for coverage year-round. Mr. Hens agreed that with the requirement they would be over one acre. They would also do a small infiltration practice near the pads.

Mr. Hens explained that the solar panels were tracker panels that tilt with the sun.

4. Increased the height of the fence from 7 feet to 8 feet. It is chain link fence with privacy slats in some locations for extra screening.
5. Material and radii now listed on the plans.
6. Chairman McAllister asked if there was a possibility of injury that emergency vehicles would have to have access to the site. Mr. Guzek answered that no one should have access to the site unless they “hopped” the fence to cause damage or theft. Chairman McAllister asked about routine maintenance workers. Mr. Guzek stated that maintenance is done by trained personnel for mowing and trimming. There is a national operations center that reports all the data that comes out of each panel. Maintenance crews are on site once every two weeks to address any inverter issues.
Mr. Guzek added that there is a regular cleaning of the panels to keep the dust down. Mr. Dollard asked if emergency vehicles had to get through there, how they would access the fenced area. Mr. Guzek explained that there would be a Knox Box similar for building access with an electronic controlled access. They will be training the fire department on how to handle any issues.
Chairman McAllister wanted to make sure the roads were built with a standard that would allow emergency vehicles access with the required turnarounds. Mr. Hens stated they have met ICC Fire Code. It was noted at 1,000 feet. Mr. Strabel suggested that passing areas be added every 500 feet. The suggested changes will be made and submitted to the Fire Marshal for review. Mr. Strabel said the Fire Marshal would be asking for access much deeper into the site.
8. Mr. Hens said that since the project no longer falls under .91 acres of disturbance, they will extend the access road. Mr. Strabel suggested constructing a “real” road to allow construction equipment access to bring in the panels unless crawlers would be used. Mr. Hens said the equipment would be off-loaded at the staging area and moved with crawlers. There is a 1,000-foot staging area located just beyond the gate.

Chairman McAllister asked how the cleaning of the panels was done. Mr. Guzek said that it is a window cleaning machine that runs across each panel.

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9. Mr. Hens stated that they are not proposing any top soil removal, so no stockpile is shown on the plans. There will need to be a stockpile shown for the construction of the berm. Mr. Dollard asked if the road would be graded. There is an existing road that they will make improvements to. Mr. Strabel asked if before the install, they plant the seed mix. Mr. Guzek indicated they would plant after the installation. The DEC has come up with a Great Lakes mixture that will provide a pollinator platform at little to no maintenance.
10. The project will require a curb cut from Lake Road. They will work with DOT on this as the project moves forward.

ECB Comments – dated August 13, 2018

Chairman McAllister noted the comments pertained to all three solar applications that were submitted July/August of 2018. Mr. Hens read the responses to the Board.

- Mr. Hens stated that they are respecting the buffer set by the state and are seeding under the arrays which will provide a habitat for birds.
- Chairman McAllister asked if wildlife have been known to nest under the panels. Mr. Guzek replied not typically with the movements of the panels.
- Mr. Hens stated they are allowing the land to rest by not using it.
- The response was prepared before the request for the berm. There will be some vegetation removal, but will not be significant, a couple acres.
- Mr. Hens offered to provide the correspondence from the Army Corps of Engineers. Chairman McAllister asked if the posts were pounded before the panels were placed. Mr. Hens said yes that is the first step. Chairman McAllister was concerned with the decibel level of pounding the posts. He compared it with the blasting at the quarry and the potential damage caused to area residents, will the vibrations affect the neighbors. Mr. Hens indicated that for similar projects the contractor's notified area residents and would be willing to have this done for this project, provide a letter with contact information. Mr. Guzek said that if the geo techs determine that the rock will prevent the pole from reaching the required depth, they do have room to adjust the locations. Mr. Hens added that the testing should show those areas of concern. Mr. Guzek said if they can't get the posts down, they may have no option other than to reduce the size of the arrays. Chairman McAllister asked if they wouldn't go to a different means, drilling or blasting. Mr. Guzek answered that as far as the discussions he has had, they would not. Chairman McAllister said that the configuration of the array may change substantially when they get back in there and see the rock depth. Counsel Lester asked when the tests would be done. Mr. Guzek said the tests are being done now.
- There are marginal wetlands and the arrays have been planned around them. They are trying to stay away from the wetlands due to additional permit requirements.

Mr. Hens stated that they will move forward on the adjustments to the plans. He added that he would reach out to Monroe County pertaining to the referral sent in July of 2018, no comments were received.

The Town Board scheduled the public hearing for the rezoning application for May 7, 2019. Chairman McAllister had concerns with the SEQR process and the timing. Mr. Hens indicated that the Town Board, based on information discussed at the meeting on April 2, 2019, would be declaring the action as unlisted based on disturbance of under two acres. Discussion took place pertaining to SEQR concerns.

Meeting adjourned to April 29, 2019, for further discussion and review of modifications.

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Stonebriar Glen South – Lake Road – Requested Review Comments

Chairman McAllister questioned the reason for the rezoning of the project with Stonebriar Glen still under construction and not quite a third completed. Is there a market? Mr. Minor asked how many acres are currently zoned and are empty for the use they are seeking. Chairman McAllister stated the Town does not have many vacant commercially zoned properties available for this use and mentioned Redman Road. Counsel Lester advised the Board not to take a stance on the application; otherwise Board members may have to recuse themselves from the process.

Counsel Lester suggested that the Planning Board defer to the Town Board for the rezoning application and provide no comments at this time. The Board agreed.

The meeting was adjourned on motion at 9:03 p.m.

Respectfully submitted,
Karen M. Sweeting, Town Clerk