

**TOWN OF SWEDEN
Planning Board Minutes
July 9, 2018**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 9, 2018, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: James Oberst, P.E., MRB – Excused.

Also present: Nat O. Lester, III, Counsel; Jodi Hunt, Tetra Tech; Kelsey Crane, Forefront Power; Ernie Haywood, Lifetime Assistance; Christian Schlesinger; Tom Guzek, Helios Energy; Ryan Brandt, Rochester Corner Group; Kris Schultz, Schultz Associates; Joe Hens, Ingalls Associates; Tim Harris, Passero Associates.

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. Hale, that the minutes of June 11, 2018, be approved.

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

Dollingers Subdivision. 4908 Lake Road. 084.01-1-2.4.

Mr. Kris Schultz addressed the Board. He explained the Dollingers are selling the hotel. The prospective buyer is Indus Development, owner of the Hampton Inn. The plan is to convert the hotel back to a national chain. A front lot will be created for future development, possibly a restaurant or party house; to be retained by the Dollingers. Access and utility easements will be required.

Mr. Hale confirmed with Mr. Schultz that the existing access will be used for Lot 1. Mr. Schultz added that an expansion project for the hotel was approved many years ago.

Moved by Mr. Rickman, seconded by Mr. Hale, that the Dollingers Subdivision be accepted for review.

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

The Public Hearing will be August 13, 2018.

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Mantisi Solar Farm Subdivision, Site Plan and Special Use Permit. 7397 Fourth Section Rd. 083.01-3-21.1.

Ms. Jodi Hunt addressed the Board. She distributed handouts to the Board to summarize the solar farm projects for Mantisi and Hibsich.

Chairman McAllister explained the project is before the Board for acceptance for review. If all necessary forms and payment have been received, the Board can move forward with the review and schedule the public hearing.

Ms. Hunt stated after several conversations with the Clerk, all documentation has been submitted. The Clerk confirmed this and that payment has been received.

Moved by Mr. Minor, seconded by Mr. Monno, that the Mantisi Solar Farm Subdivision, Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be August 13, 2018.

Hibsich Solar Farm Subdivision, Site Plan and Special Use Permit. 7131 Fourth Section Rd. 083.01-3-21.1.

Ms. Jodi Hunt addressed the Board. She explained the Hibsich project affects just under 63 acres.

Chairman McAllister asked the Clerk if all documentation has been submitted and payment received. The Clerk stated yes.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Hibsich Solar Farm Subdivision, Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be August 13, 2018.

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Helios Energy Solar Farm Subdivision, Site Plan and Special Use Permit. Lake Road and Swamp Road. 098.04-1-2.1.
Mr. Tom Guzek and Mr. Joe Hens addressed the Board.

Chairman McAllister asked the Clerk if all documentation has been submitted and payment received. The Clerk stated yes.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Helios Energy Solar Farm Subdivision, Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be August 13, 2018.

INFORMAL

Frances Apartments – Phase 2 Subdivision and Site Plan.

Mr. Ernie Haywood, Lifetime Assistance, addressed the Board. He introduced Ryan Brandt, Cornerstone Group, and Tim Harris, Passero Associates. He explained that the existing Frances Apartments is a success, and there is a waiting list for more apartments. Since the last approval process was such a positive experience, the plan is to make an application for 48 more units.

Mr. Harris stated the application will be very similar to the previous one. It will include a subdivision for two buildings to the north, approximately 2 ½ acres, which will require rezoning, and a subdivision for four buildings to the south, approximately 4 acres, no rezoning. The project will be interconnected through access only, separate water and sanitary sewer. A mixed type of units will be proposed.

Mr. Harris asked the Board for any questions or comments on the proposed project.

Mr. Hale asked how close to the subdivision to the south is Lowes? Mr. Harris pointed to the lot line, which is right next to it. He also pointed to the subdivision to the north, which is right next to the mini storage units. Wetlands were discussed; there shouldn't be any issues relative to the wetlands.

Mr. Strabel confirmed with Mr. Harris that the lot behind the subdivision to the north has frontage/access off Brockport-Spencerport Road.

Mr. Minor explained he travels daily on Owens Road and sees a lot of pedestrian traffic from Frances Apartments walking in the road, which he feels is dangerous. Mr. Haywood stated that is why a sidewalk grant for Owens Road is being pursued by the Town/Village. However, even if the grant isn't approved, with the proposed development, the sidewalk will connect to the Lowe's sidewalk enabling pedestrians a safer walk to the bus stop at Rte. 31 and to Wal-Mart.

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Mr. Minor also questioned what will happen to the vegetative cover that exists. A landscape and lighting plan should be submitted with the application. Hopefully, most of the existing trees will remain for an aesthetic appeal. Mr. Harris agreed. Also, Mr. Minor confirmed with Mr. Harris, from a traffic standpoint, the one entrance still meets DOT requirements.

An additional dumpster, shed, and play area will be proposed. The stormwater pond will be fenced. The proposed development will be approved and built at once, not in phases.

The Board welcomed the project for review when ready for submission.

Chairman McAllister requested holding a workshop in order to review the existing solar law to prepare for the review of the submitted solar applications. The Board agreed to meet July 23, 2018 at 7 p.m. The Clerk will submit a legal notice for the workshop.

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

Respectfully submitted,
Phyllis Brudz - Planning Board Clerk