

**TOWN OF SWEDEN
Planning Board Minutes
September 22, 2014**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 22, 2014, 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, Arnold Monno, Wayne Rickman, David Strabel.

Also present: Adam Freeman, Land Tech, Kris Schultz, Schultz Associates.

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

Correspondence was passed to members for review.

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of September 8, 2014, be approved.

Ayes – 6
Abstain – A. Monno

Galvano Subdivision and Site Plan. 6150 Lake Road. 114.01-1-48.

Mr. Kris Schultz addressed the Board. He explained the application is for a single family home located on a lot of acreage far off the road. The parcel was separated by deed in the early 1980s, and therefore, will need subdivision approval too.

Mr. Strabel asked if the whole perimeter is shown for subdivision approval. Mr. Schultz stated it is located on the second page.

Mr. Dollard asked for clarification as to who the owner of record is for this property. Jeremy Galvano is the applicant and will live in the house/parsonage with the Pastor of the Rochester Christian Church.

Planning Board Counsel requested a letter be submitted from the owner of record authorizing the Planning Board to review the application for subdivision and site plan approval.

Moved by Mr. Hale, seconded by Mr. Minor, that the Galvano Subdivision and Site Plan be accepted for review.

Ayes – 7

The public hearing will be October 27, 2014.

Golden View Ranch Resubdivision and Amended Site Plan. 7487 Fourth Section Road. 082.02-1-32.

Mr. Adam Freeman addressed the Board. He explained that the changes from the last meeting were made.

Mr. Strabel explained that an “as built” for commercial projects are required before a certificate of occupancy/compliance can be issued. While this project is unique, there is a note on the plans confirming “as-builts” are required.

**TOWN OF SWEDEN
Planning Board Minutes
September 22, 2014**

Mr. Dollard asked if the Fire Marshal had visited the site to walk around the building to check the distance from the paddock fences to the building. Mr. Strabel will wait to see the “as-built.” The bridge shown on the site should be included on the “as-built.”

The Special Use Permit E was discussed by Planning Board Counsel. Mr. Strabel recommended limiting the number of horses on site to 20. There are 14 stalls, but could pasture several horses in the summer; 20 sounded like a good number.

Chairman McAllister asked to keep in mind this application is for an arena with 14 stalls, which should be the number permitted in the arena. Mr. Freeman stated the owner would like to see 30 horses permitted in the arena and pasture.

Mr. Strabel suggested, for the wording of the special permit, boarding of so many horses for the use of those horses up to 30 horses for training and lessons.

Planning Board Counsel recommends we use the following verbiage for the Special Use Permit.

The Sweden Planning Board will authorize a Special Use Permit for a riding academy on the property located at 7487 Fourth Section Road, Brockport, New York, zoned B-3, Recreation-Commercial, with a maximum number of horses not to exceed 30 at any given time, and that the use of said property is to always be used in a fashion, which is not detrimental to the zoning district for which the property is located.

The definition of a riding academy was read for the benefit of the Board.

Mr. Minor questioned if the use changed to something other than a riding academy, what would need to happen, if anything. The new owner would have to get the necessary approvals and a new Special Use Permit, if needed.

The Board reviewed Part II of the SEQRA and determined there was no to little impact for this project.

Mr. Monno asked if the fill for the septic was 600 yards. Mr. Freeman stated right around that.

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

WHEREAS, the Town of Sweden Planning Board has received applications for resubdivision, amended site plan, and Special Use Permit E approval of the Golden View Ranch, located at 7487 Fourth Section Road, and

WHEREAS, the Town of Sweden Planning Board held public hearings on March 24, 2014, for Special Use Permit E, and September 8, 2014, for resubdivision and amended site plan, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Permit A Application, Agricultural Data Statement, comments received from the Town Engineer, Monroe County Planning and Development, Environmental Conservation Board, Building Inspector/Storm Water Manager, Highway/Sewer Superintendent, and Fire Marshal,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself as Lead Agency for review of these applications,

**TOWN OF SWEDEN
Planning Board Minutes
September 22, 2014**

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board determines that these applications are unlisted actions which will not have a significant impact on the environment, and the resubdivision be given Preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, and the resubdivision be given final approval contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amended site plan be given final approval contingent upon receiving all required signatures, and the Chairman be authorized to sign.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Special Use Permit E be given final approval with the following conditions:

The Sweden Planning Board will authorize a Special Use Permit for a riding academy on the property located at 7487 Fourth Section Road, Brockport, New York, zoned B-3, Recreation-Commercial, with a maximum number of horses not to exceed 30 at any given time, and that the use of said property is to always be used in a fashion, which is not detrimental to the zoning district for which the property is located.

Mr. Monno questioned why the contours of the pond and the amount of fill brought in weren't reflected in the PIF with the first application. The Board agreed it was an oversight.

Ayes – 6
A. Monno - Nay

OTHER

Mini Storage. 1010 Transit Way.

Chairman McAllister explained that the Clerk was asked for the Board's input for the above property and the request by the owner to install a chain-link fence around a section of the property where there are no buildings for possible storage of equipment, trailers, boats, etc. Discussion followed and the Board determined that the owner should come in for an informal to discuss in more detail so as to avoid a possible "junkyard" appearance.

The meeting was adjourned on motion at 8:30 p.m.

Planning Board Clerk