

**TOWN OF SWEDEN  
Planning Board Minutes  
September 24, 2018**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 24, 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, Wayne Rickman, David Strabel.

Absent: Matthew Minor; Nat O. Lester, III, Planning Board Counsel – Excused.

Also present: James Oberst, P.E., MRB.

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 September 10, 2018, be approved.

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

**Frances Apartments II Rezoning – Planning Board Review Comments.**

Chairman McAllister explained the Town Board is requesting Lead Agency for SEQR, and is requesting the Planning Board’s review comments.

Mr. Jim Oberst, Town Engineer, commented as far as SEQR issues, a coordinated review process has been started. The Town Board has 30 days to hear back from the Involved Agencies; most likely no one will want to accept Lead Agency status.

Based on the application submitted regarding environmental concerns, Mr. Oberst has determined:

- A SWPPP is required for stormwater calculations, which has been received and under review.
- A wetland delineation report will be required.
- Coordination with the ACOE is requested; permitting may be required.
- Project area is not located within an archaeological sensitive area, which will not require any additional coordination or approval from SHPO.
- Coordination with the Town water and sewer in order to convey capacity of the proposed public services to the site, which there are no issues based on the demands of the first phase.
- Traffic analysis provided by Passero Associates shows data trip generated less than a 100 trips per day at peak hours, which is a threshold that does not require NYSDOT to conduct a full traffic study. Traffic would not be significantly impacted.

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Chairman McAllister asked if the Board was in agreement that the Town Board act as Lead Agency for this project. The Board agreed.

Mr. Hale added with a coordinated SEQR review, the Planning Board will not have to grant environmental approval. Mr. Oberst recommended that the Town Board's approval for rezoning be contingent on the Planning Board's site plan approval, which means if the project for any reason was turned down by Planning, the property would revert back to its original zoning. Mr. Hale asked for clarification. Chairman McAllister summarized that the rezoning could go through at the Town Board, but the site plan approval would stay with the Planning Board and not be tied to anything except for SEQR approval.

The Clerk will submit the proper signed forms to the Town Board.

Chairman McAllister explained that a letter is circulating from TetraTech regarding the two proposed solar farms, Hibsich and Mantsi, on Fourth Section Road, requesting an extension until December 31, 2018, for the review of the projects while Incentive Zoning is resolved.

The third solar farm project from Helios Energy on Lake Road has not submitted an extension letter to date. Chairman McAllister stated the Board should begin its review of that project as the 60-day time period will have expired by the next meeting. Once the review is finished, the applicant will have to request a letter of extension or be turned down for not having the correct zoning. The Clerk was instructed to confirm the 60-day date, and if it is prior to the October 22 meeting, a special meeting will have to be publicized in order to reject the project. Counsel Lester is requested to inform the applicant in writing regarding the 60-day timeframe if an extension letter is not received.

Mr. Oberst agreed and stated that review letters were sent out with no response to date from any of the applicants.

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,  
Phyllis Brudz - Planning Board Clerk