

**TOWN OF SWEDEN
Planning Board Minutes
September 26, 2016**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 26, 2016, 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: James Oberst, P.E., MRB; Kris Schultz, Schultz Associates; A.J. Barea, PLS.

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 September 12, 2016, be approved.

Ayes – 6
Abstain – Mr. Monno

Anna Bettilyon Acres Subdivision – 2 Lots, Ladue Road. 112.04-1-1.111

Mr. A.J. Barea addressed the Board. He submitted an aerial of the property. He explained that Ms. Bettilyon would like to give her grandson the wooded area at the back of the property for hunting purposes, which is why only a 15 ft. farm lane is shown for an access. The farm lane will provide access to the wooded area and the abutting property, which is a landlocked property located in Genesee County.

Mr. Monno asked for clarification regarding the land to the south, which would include the abandoned Gleason Road. Mr. Barea explained that land is not affected by this subdivision as it has an access off West Sweden Road and is a separate property from this subdivision.

The Board discussed changing the proposed 15 ft. farm lane to a 60 ft. access or a permanent easement to the wooded area. Mr. Barea thought a permanent easement would be an encumbrance to Lot 1. The Town Engineer's review comments will address this issue.

Mr. Monno requested, if possible, an overall map of the Bettilyon properties for this area be shown, including previously owned and current.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the Anna Bettilyon Acres Subdivision – 2 Lots be accepted for review.

Ayes – 7

The Public Hearing will be October 24, 2016.

Villas at Brandon Woods Resubdivision. 24 Wood Trace – Lot 120/DR-3, 084.01-1-80.

Mr. Kris Schultz addressed the Board. The application submission was emailed to the Town Engineer prior to the meeting for review. Mr. Oberst has no further comments, issues or concerns.

Chairman McAllister requested Mr. Schultz to research why the two stormwater ponds for the Villas at Brandon Woods were not sold with the development to Mr. Nothnagle. Mr. Schultz stated he would look into this and report back to the Board.

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Moved by Mr. Hale, seconded by Mr. Minor, that the Villas at Brandon Woods – Lot 120/DR-3 Amended Site Plan be accepted for review.

Ayes – 7

Moved by, Mr. Strabel, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Villas at Brandon Woods – Lot R-120/DR-3, located at 24 Wood Trace, which was accepted for review on September 26, 2016, and

WHEREAS, the Town of Sweden Planning Board has received comments from the Town Engineer, and

WHEREAS, the Town of Sweden Planning Board acknowledges that the Town Board, through a consolidated review, completed an environmental review of the Villas at Brandon Woods, Section I, Subdivision and Site Plan, and granted a negative declaration of significant environmental impact on April 24, 2007,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants preliminary approval to the resubdivision,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Villas at Brandon Woods – Lot R-120/DR-3 Resubdivision be granted final approval, and the Chairman be authorized to sign the mylar.

Mr. Dollard asked what is the physical address for Mr. Pelano, owner. Mr. Schultz stated he thought it was Brockport-Spencerport Road. Mr. Schultz will update the forms accordingly with the specific address.

Ayes – 7

The meeting was adjourned on motion at 7:50 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk