

**TOWN OF SWEDEN
Planning Board Minutes
November 25, 2013**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 25, 2013, 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, Arnie Monno.

Absent: David Strabel

Also present: James Oberst, MRB, Adam Freeman, LandTech Surveying & Planning, Daniel Stubblebine.

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 October 28, 2013, be approved.

Ayes – 5

7487 Fourth Section Road Site Plan. 082.02-1-32

Mr. Adam Freeman addressed the Board. He explained that the applicant would like to construct a riding arena and stable on 17.6 acres for private use only. The existing metal building will be converted into a residence for the property manager to take care of the horses and maintain the property. There will be a pressurized mound bed septic system on the south side of the existing building. A SWPPP will be provided as the disturbance of land will be over an acre. There will be a bio-retention area on the west side of the building, which will overflow into a pond, discharging into a swale at the front of the property.

This property was previously the Crosier Driving Range, which was approved a few years ago.

Mr. Minor asked what the present zoning of the property is. The Clerk stated Recreation-Commercial, B-3. He added, if the property will be used for residential, what set of requirements will be followed? Chairman McAllister stated because the property is zoned Recreation-Commercial, commercial requirements would be followed.

Mr. Dollard asked if John Nugent is still the current owner. Mr. Freeman stated yes, this application is based on a purchase offer made.

Mr. Hale asked if the existing building is large enough to be converted to a single family home. The size of the building is approximately 1300 sq. ft. The minimum size for a ranch per Town code is 1000 sq. ft.

Mr. Monno questioned using a mound system for the three bedroom house. Mr. Freeman stated this design pumps from the house. Mr. Freeman stated the pressurized system uses a smaller footprint instead of using gravity. Mr. Monno stated there is no way to check the condition of the system after ten years without digging it up; he doesn't believe the use of this type of system is always a wise decision.

Moved by Mr. Hale, seconded by Mr. Minor, that the 7487 Fourth Section Road Site Plan be accepted for review.

Ayes – 5

The Public Hearing will be January 13, 2014.

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J.H. Resubdivision, Amended Site Plan and Special Use Permit E. 2324/2326 Colby Street. 084.04-1-36/37

Mr. Adam Freeman addressed the Board. All modifications were completed as requested at the last meeting.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the J.H. Resubdivision, Amended Site Plan and Special Use Permit E-Public Repair Service, located at 2324 and 2326 Colby Street, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on October 28, 2013, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board on October 28, 2013, determined that the J.H. Resubdivision was an unlisted action which will not have a significant impact on the environment and granted the resubdivision preliminary approval,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board determines that the J.H. Amended Site Plan and Special Use Permit E are unlisted actions which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the J.H. Resubdivision be granted final approval and the Amended Site Plan, and Special Use Permit E-Public Repair Service be approved, and the Chairman be authorized to sign the mylar once all required signatures are received.

Ayes – 5

The meeting was adjourned on motion at 7:30 p.m.

Planning Board Clerk