

**TOWN OF SWEDEN  
Planning Board Minutes  
January 8, 2024**

An Organizational Meeting of the Town of Sweden Planning Board was held on Monday, January 8, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Craig McAllister; Matthew Minor; Wayne Rickman; Peter Sharpe; David Strabel.

Absent: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., Town Engineer.

Also present: David Matt, Schultz Associates; Robert Laviano and Steven Licciardello, Brandon Woods LLC.

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. Sharpe, seconded by Mr. Hale, that the Planning Board Schedule and Rules and Regulations for 2024 be approved.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye  
Mr. Strabel - Aye

Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of December 11, 2023, be approved.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye  
Mr. Strabel - Abstain

**Villas at Brandon Woods – Section 2. Wood Trace/Etna Trail. 084.01-1-14.116 and 084.01-1-14.117.**

David Matt, Schultz Associates, addressed the Board. He explained the applicant is amending its site plan by proposing to add a second emergency vehicle access from building lots 201/202 Wood Trace to cul-de-sac building lots 208/209 Etna Trail. The access will be a stone road 20 ft. wide. The slope of the land was discussed.

The developers had preliminary discussions with the Building Inspector/Fire Marshal and local fire department who had no comments.

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Chairman McAllister asked if the emergency vehicle access road is in lieu of sprinkling the townhomes. Mr. Matt stated it is a second emergency access point. Chairman McAllister stated without the second emergency access point, the townhomes have to be sprinkled, correct? Mr. Matt stated yes.

Moved by Mr. Hale, seconded by Mr. Rickman, that the Villas at Brandon Woods – Section 2 Amended Site Plan be accepted for review.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye  
Mr. Strabel - Aye

Mr. Matt asked the Board if the amended site plan will require a public hearing. Chairman McAllister stated yes.

The public hearing will be held on January 22, 2024.

**OTHER**

**Intent to be Lead Agency – Owens Road Subdivision and Site Plan – Phase 1. 90 Owens Road.**

Mr. Hale asked which Involved Agencies will be sent a letter. Chairman McAllister stated county agencies, ACOE, and other agencies as the proposed development involves wetlands.

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approvals for the Owens Road Subdivision and Site Plan-Phase 1, located at 90 Owens Road,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares its intent to act as Lead Agency for the environmental review of this project.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye  
Mr. Strabel - Aye

Mr. Minor asked for clarification why the original approval for the mini storage units on Owens Road did not include a Type 1 Environment Review. Mr. Matt explained to the Clerk because there was not a disturbance of ten acres or more only a Short Environmental Assessment Review was required.

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**Villas 2 - Continued**

Mr. Strabel asked the applicants present if they had any discussions with the Talamora Trail property owners' about installing a connection through their development from Villas 2; for example, purchase a property and demolish the house in order to run a road through.

Mr. Licciardello explained he has had communication with some of the residents who had some trees fall down and wanted to have them removed. The majority of the neighbors were not too friendly. We removed the trees but then the property owners were upset because we did so. Mr. Licciardello does not feel any of the residents would be interested in a road going through Talamora Trail.

Mr. Licciardello added he feels this is the least invasive option which is under his control. Mr. Strabel stated his only concern is that it does not meet the definition of what the fire code is looking for from the standpoint that there still is only one ingress/egress point at the intersection of Nathaniel Poole Trail and Wood Trace up until the proposed stone fire road.

The point of the fire code is that there are two distinct ways of getting fire equipment in the development. If for some reason one access is blocked, an emergency vehicle can come in a different way.

Chairman McAllister asked if there were any other questions.

Mr. Minor asked at what level the fire code kicks in from a single-family dwelling upward. Mr. Strabel stated up to thirty dwelling units. Once the thirty-first dwelling unit is reached at a dead end, every unit following has to be sprinkled.

Moved by Mr. Dollard, seconded by Mr. Rickman, to adjourn the meeting at 7:45 p.m.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye  
Mr. Strabel - Aye

Respectfully submitted,  
Phyllis Brudz, Planning Board Clerk