

**TOWN OF SWEDEN
Planning Board Minutes
January 11, 2021**

An organizational meeting of the Town of Sweden Planning Board was held on Monday, January 11, 2021, at the Sweden Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Peter Sharpe - (Excused); James Oberst, P.E., MRB, Town Engineer – (Excused).

Also present: Nat O. Lester, III, Planning Board Counsel; Rich Maier, Maier Land Surveying; John Zima.

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. Hale, seconded by Mr. Rickman, that the Planning Board Schedule and Rules and Regulations for 2021 be approved.

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

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of December 14, 2020, be approved.

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

Moved by Mr. Minor, seconded by Mr. Rickman, that the regular meeting be adjourned to the public hearing.

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

The Public Hearing began at 7:03 p.m.

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Zima Subdivision, Resub of the Holz Subdivision - Lots 13 and 14, 1360 Reed Road. 114.03-1-29, 114.03-1-30.

Mr. Rich Maier addressed the Board. Chairman McAllister asked if anyone present had questions, comments, or concerns. There were none.

Moved by Mr. Strabel, seconded by Mr. Dollard, to adjourn the public hearing to the regular meeting.

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

The Public Hearing ended at 7:05 p.m.

Chairman McAllister continued with the review of this project. Mr. Maier stated he received a couple minor comments from the Town Engineer:

- A note has been added to the plan, “not approved for building.”
- To his knowledge there are not any easements on the property, especially being in a rural area.

Chairman McAllister confirmed with the Clerk that Mr. Oberst was ready to sign. Mr. Maier stated Mr. Oberst has already signed since all comments were addressed.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Zima Subdivision, a resubdivision of the Holz Subdivision, Lots 13 and 14, located at 1360 Reed Road, which was accepted for review on December 14, 2020, and

WHEREAS, a public hearing was held by the Planning Board on January 11, 2021, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Subdivision Application, Short Environmental Assessment Form, and comments of the Town Engineer,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application and determines that the Zima Subdivision, a resubdivision of the Holz Subdivision, Lots 13 and 14, is an unlisted action, which will not have a significant impact on the environment, and grants the subdivision Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Zima Subdivision, a resubdivision of the Holz Subdivision, Lots 13 and 14, be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

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

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Fisher Site Plan. Beadle Road. 099.04-2-5.111.

Mr. Rich Maier addressed the Board. He explained the property is located on the north side of Beadle Road closer to County Line Road. Tim and Melissa Dewey are the property owners, and also own the house lot that is in front of the proposed pole barn. No concrete floor is proposed at this time. The proposed barn will be located 75 ft. from the property line.

The Clerk asked if Mr. Dewey had planned to locate the proposed barn 75 ft. from the lot line. Mr. Maier stated no, it was originally planned at 25 ft. from the lot line, but after discussion with the Clerk, it was moved to 75 ft. Discussion took place as to what is the required setback. The Board will wait for the Town Engineer's comments.

Chairman McAllister asked why an access or path to the proposed barn was not shown. If this is for site plan approval, Chairman McAllister feels an access should be shown so that the structure can be used if it is not through the lot in front of the barn. Mr. Dewey owns both properties currently. Mr. Maier will show a R.O.W. to the barn.

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

Mr. Strabel confirmed with Mr. Maier that the development and lot lines as shown on the plan are existing.

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

The Public Hearing will be February 8, 2021.

Mr. Minor requested a site map be shown on the plan.

OTHER

Intent to be Lead Agency for the Mantsi Solar Farm and Kreher Solar Farm

Chairman McAllister explained that since the application packages for these proposed solar farms were not complete, a request for Lead Agency Designation cannot be sent out.

The meeting was adjourned on motion at 7:15 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk