

**TOWN OF SWEDEN
Planning Board Minutes
January 27, 2020**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 27, 2020, 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; Wayne Rickman, David Strabel.

Also, present: Nat O. Lester, III, Planning Counsel; Jim Oberst, P.E., MRB; Eric Drazkowski, Excel Engineering, A.J. Barea, PLS, Matt Lester, Caliber Commercial.

Chairman McAllister called the meeting to order at 7 p.m. and asked everyone present to say the Pledge of Allegiance.

Moved by Mr. Dollard, seconded by Mr. Strabel, that the minutes of January 13, 2020, be approved.

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

Correspondence was passed to members for review.

WellNOW Urgent Care Clinic Site Plan. 6555 Fourth Section Road. 083.02-1-18.

Mr. Eric Drazkowski, Excel Engineering, addressed the Board and public on behalf of WellNOW Urgent Care Clinic.

Mr. Oberst stated all comments have been addressed as well as the sanitary line easement. Mr. Strabel asked if the existing sanitary line behind the building was scoped out? Mr. Drazkowski stated the storm line was flushed on January 21; high spots were found in the ditch and were removed. MCWA comments were addressed and shown on the plans distributed at tonight's meeting.

Mr. Oberst is ready to sign. Counsel Lester explained the sanitary easement will be filed the day the applicant takes title. A building permit can't be issued until the easement is filed.

Mr. Hale referred to the public hearing regarding whether Monroe County Ambulance ever reviews our planning projects; and questioned how many times a year does an ambulance get confused as to what location it needs to go to. Mr. Drazkowski stated address numbers on buildings should alleviate that confusion and proper signage helps. Chairman McAllister added that our Board has never had input from Monroe County Ambulance for any applicable projects. In this case, with the two urgent care clinics side by side, if the wrong clinic was chosen initially, the impact shouldn't be significant with the correct location next door.

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Planning Board Minutes
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Moved by Mr. Strabel, seconded by Mr. Hale,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 6555 Fourth Section Road Brockport, LLC (WellNOW Urgent Care Clinic) site plan, located at 6555 Fourth Section Road, which was accepted for review on December 9, 2019, and

WHEREAS, a public hearing was held by the Planning Board on January 13, 2020, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, comments of the Town Engineer, Fire Marshal, Highway Superintendent, Environmental Conservation Board, Building Inspector, Stormwater Manager, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and determines that the 6555 Fourth Section Road Brockport, LLC, site plan is an unlisted action, 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 6555 Fourth Section Road, LLC (WellNOW Urgent Care Clinic) site plan be approved, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

The Board reiterated that the sanitary easement must be filed with the County Clerk prior to the issuance of a building permit. Mr. Drazkowski asked for clarification of the remaining process. The Town Engineer will sign first, then the Fire Marshal, Highway Superintendent and Chairman.

Mr. Dollard – Aye

Mr. Hale – Aye

Mr. Minor – Aye

Chairman McAllister - Aye

Mr. Monno - Aye

Mr. Rickman – Aye

Mr. Strabel – Aye

Mr. Monno excused himself from the meeting.

Redman Heights Resubdivision. 5230, 5240, 5250, 5260 Redman Rd. 083.03-1-5, 6, 7, 8.

Mr. A.J. Barea addressed the Board and public. The applicant, Arnie Monno, Planning Board Member, excused himself from the meeting. He is proposing to combine four existing, vacant lots on Redman Road into one lot. No development is proposed. The lot dimensions would be substandard for development per today's code. To clarify, the remaining lands in the rear are not part of this subdivision.

Mr. Minor confirmed with Mr. Barea that the lots did not have site plan approval prior to this application. Mr. Barea added that the County reservation line is still on the map as it was filed that way in the 1970s. The reservation line was a concept of Monroe County for a road improvement, which Mr. Staub, surveyor, included on the filed map. The road improvement never materialized, which was confirmed by Mr. Tom Fries and Mr. Greg Bly at the County.

Chairman McAllister stated Mr. Monno would like to keep the land vacant forever, if possible.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Redman Heights Subdivision, located at 5230, 5240, 5250 and 5260 Redman Road, which was accepted for review on December 9, 2019, and

WHEREAS, a public hearing was held by the Planning Board on January 13, 2020, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the 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 Redman Heights Resubdivision is an unlisted action, which will not have a significant impact on the environment, and grants the resubdivision preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Redman Heights Resubdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Dollard – Aye

Mr. Hale – Aye

Mr. Minor – Aye

Chairman McAllister - Aye

Mr. Rickman – Aye

Mr. Strabel – Aye

The meeting was adjourned on motion at 7:40 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk