

**TOWN OF SWEDEN
Planning Board Minutes
February 22, 2021**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 22, 2021, at the Sweden Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Also, present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB; Adam Rizzo, Nathan Rizzo - Solar Liberty; Jared Perram, Adam Rowles - Saturn Power; Jerry Glogowski, Glogowski Land Surveying.

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. Dollard, seconded by Mr. Sharpe, that the minutes of February 8, 2021, be approved as corrected.

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

Leonard T. Lavell – Lot 2 Subdivision and Site Plan. 6491 E. Canal Road. 069.04-1-9.2

Mr. Jerry Glogowski thanked the Board for holding in-person meetings.

Mr. Glogowski is representing the Leonard T. Lavell Subdivision – Lot 2. He referenced the subdivision map on the lower left side of the plan. Lot 2 was approved, but never filed with the County, so technically it does not exist. The applicant is seeking subdivision and site plan approval for Lot 2 tonight. The owners of the property are proposing a three-bedroom house and pole barn, which will sit well back from the road and the front line of the house will be behind his neighbor's house to the east, Salvatore Marascio. The applicant's proposed pole barn will be across from Mr. Marascio's barn. The property will be serviced by a raised fill septic system in the front yard and public water. The water line currently ends at the east side of Lot 2. The applicant is proposing to continue the water line across the front of the property to the house. The applicant has discussed with the neighbor to the west the possibility of extending the water line across his entire property to Mr. Romano's property so that he can also tie into the water line.

Mr. Glogowski stated as far as subdivisions go, this one is easy as there are no variances needed, no wetlands or angry neighbors to contend with.

**TOWN OF SWEDEN
Planning Board Minutes
February 22, 2021**

Mr. Strabel asked the size of the water line proposed for Mr. Romano's property. Mr. Glogowski stated there is an existing one inch and a half water line on the east side of Lot 2, which he believes would stay the same across the property to Mr. Romano's property.

Mr. Minor confirmed with Mr. Glogowski that this application is for subdivision and site plan approval of Lot 2. The map shown for Lot 2 was never filed with the County. The Board's approval will make the subdivision official.

Chairman McAllister started a discussion how the parcel was created, which lot it came from, Lot 1 or Lot 3. The lot was created as a remainder from the other subdivisions, but never filed. However, it will get filed now and become its own lot.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the Leonard T. Lavell Subdivision and Site Plan – Lot 2 be accepted for review.

Discussion: Mr. Minor requested the labeling of Lots 2 and 3 be corrected on the plan.

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

The Public Hearing will be March 8, 2021.

Wolf Solar Farm Subdivision, Site Plan and Special Use Permit. Fourth Section Rd. 082.02-1-13 and 15.

Mr. Jared Perram from Saturn Power addressed the Board. He explained he is looking for an accept for review for the Wolf Solar Farm project located at Fourth Section Road. He gave an overview of the project. It is a community solar project being proposed with 4.8MW on the DC side and 3.6MW on the AC side, which makes it a little smaller than the typical solar projects. The solar farm will include single access trackers so it will track the sun east to west and there is no battery storage facility proposed.

The applicants are looking to subdivide two parcels into three. Interconnection costs are favorable to the project. We have received green lights with the wetland delineation and SHPO.

Mr. Perram would be happy to answer any questions.

Mr. Strabel asked for clarification of the lots being subdivided. Mr. Perram referenced the last plan sheet which is the subdivision plat. The two smaller existing properties are not owned by Mr. Wolf. Discussion followed. The Board looks at the darker solid lot lines to indicate what lots are being proposed and what is existing.

**TOWN OF SWEDEN
Planning Board Minutes
February 22, 2021**

A brief discussion took place regarding how the solar farm will impact the residents nearby with a clear line of sight of the proposed project. Mr. Perram acknowledged this concern and will be prepared at the public hearing to discuss how it will be mitigated.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the Wolf Solar Farm Subdivision, Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be March 22, 2021.

**OTHER
Intent to Declare Lead Agency Status**

Chairman McAllister confirmed with the Town Engineer that the solar farm applications below are complete and an intent to declare lead agency status can be mailed to involved and interested agencies once a motion is made and passed.

Mantisi Solar Farm. 7397 Fourth Section Road. 082.02-1-22.

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision, site plan, and special use permit approval for the Mantisi Solar Farm, located at 7397 Fourth Section Road, and

WHEREAS the Planning Board held a public hearing on December 14, 2020, and all persons wishing to be heard were heard,

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

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

**TOWN OF SWEDEN
Planning Board Minutes
February 22, 2021**

Kreher Solar Farm. 4490 Sweden Walker Road. 085.01-1-3.11

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision, site plan, and special use permit approval for the Kreher Solar Farm, located at 4490 Sweden Walker Road, and

WHEREAS the Planning Board held a public hearing on January 25, 2021, and all persons wishing to be heard were heard,

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

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

The meeting was adjourned on motion at 7:35 p.m.

Respectfully submitted,
Phyllis Brudz - Planning Board Clerk