

**TOWN OF SWEDEN
Planning Board Minutes
February 28, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 28, 2022, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Nat O. Lester, III, Planning Board Counsel – Excused; James Oberst, P.E., MRB, Town Engineer - Excused.

Also present: Kris Schultz, P.E., Schultz Associates.

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. Dollard, that the minutes of February 14, 2022, be approved.

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

Mohr Amended Site Plan. 6833 Fourth Section Road. 084.02-1-2.

Mr. Schultz addressed the Board. He explained Mr. Mohr had decided to buy property in Canandaigua instead of building here. Mr. Mohr sold the property to the applicant, Mr. Tuttobene, who is moving the house closer to the road. The proposed location is a much cleaner lay out, and the house will be serviced by public water and sanitary sewer. The subdivision was filed with the last application. The curb cut is in the exact same location. A NYSDOT permit has been obtained

Moved by Mr. Hale, seconded by Mr. Rickman, that the Mohr 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

The Public Hearing will be March 28, 2022.

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Bauer Site Plan. 4475 Sweden Walker Road. 084.02-1-2.

Mr. Kris Schultz addressed the Board. He explained the proposed site plan includes an existing house, proposed house, and barns on approximately 93 acres with frontage on both Brockport-Spencerport Road and Sweden Walker Road. His client, Ms. Bauer, would like to renovate an existing foundation into a new two-bedroom house with a new septic system. The leach field will be right on the edge of the farm field into the woods a bit. The existing driveway will stay the same with some improvements, and the existing water meter will be relocated to the new house location.

Chairman McAllister asked if his client is aware that the Comprehensive Plan lists this property as the next commercial development area. Mr. Schultz stated his client would probably love it if someone made an offer.

Mr. Rickman asked if the property goes all the way to Brockport-Spencerport Road. Mr. Schultz stated yes except for the corner. The existing grading is fine due to the use of the existing foundation. The architects show steps on the east side to take care of the change in grade. This is a minimal plan.

Chairman McAllister asked if there will be two houses on the property. The Clerk explained that the Building Inspector, Mr. Stirk, is allowing the proposed house to be issued a conditional certificate of occupancy contingent on the existing house's being demolished within two months. Does the existing septic system have to be removed? Mr. Schultz stated it will be abandoned and the septic tank will be filled so it doesn't collapse.

Chairman McAllister stated the collapsed barns do not need to be shown on the site plan as they are being removed. A demolition permit has been issued. Mr. Schultz will add a condition to the plan that the collapsed barns are to be removed. An existing barn will remain as well as a pump house.

Moved by Mr. Minor, seconded by Mr. Hale, that the Bauer 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

The Public Hearing will be March 28, 2022.

Mr. Minor discussed making sure the existing house is demolished so that two homes are not located on one parcel. Mr. Stirk plans to issue a conditional certificate of occupancy contingent on the existing house's being demolished within two months. Mr. Minor suggested providing a letter to this effect prior to the Planning Board's approval of this project. A note could also be added to the site plan that the existing house is temporary. The Clerk will discuss with Mr. Stirk.

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OTHER

Renewal Excavation Permit

The Board discussed the excavation permit and had no additional comments at this time. The Clerk was asked to complete the form accordingly.

The meeting was adjourned on motion at 7:20 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk