

**TOWN OF SWEDEN  
Planning Board Minutes  
March 9, 2020**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 9, 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; Wayne Rickman, David Strabel.

Absent: Arnie Monno; James Oberst, P.E., MRB

Also, present: Nat O. Lester, III, Planning Counsel; Richard Maier, Maier Land Surveying; Ray Raimondi, Marathon Engineering; Brenda Ruether.

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. Hale, that the minutes of February 24, 2020, be approved.

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

Moved by Mr. Rickman, seconded by Mr. Minor, 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. Strabel – Aye*

The Public Hearing began at 7:02 p.m.

**2610 Colby Resubdivision. 2610 Colby Street. 084.03-1-25.1/24.1**

Mr. Rich Maier addressed the Board. Brenda Reuther was able to review the map as an interested neighbor. Mr. Maier explained that Mr. Morris, owner of 2610 Colby Street, Lot 2, is proposing to add 100 ft. to the eastern lot line. In addition, three lots will be created from Lot 1.

Chairman McAllister asked if anyone had any questions, comments, or concerns.

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Brenda Ruether, 2730 Colby St. – Mrs. Ruether asked if any development is proposed. Mr. Maier stated not at this time, and the plans have been noted, “not approved for building.” This ensures that Mrs. Reuther would be notified again should any proposed development seek planning approval.

Moved by Mr. Dollard, seconded by Mr. Hale, 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. Strabel – Aye*

The Public Hearing ended at 7:07 p.m.

**Versteeg Subdivision and Site Plan. 1800 W. Sweden Road. 128.01-1-1.12, 128.01-1-1.112.**

Mr. Ray Raimondi addressed the Board. He introduced Dave Versteeg owner of the property located at 1800 W. Sweden Road. The project consists of two lots and is zoned, R1-2, Residential. Mr. Versteeg is proposing to combine the two lots for a total of 21 acres and construct a single-family home, approximately 2,000 square feet. There is an existing barn on the property. The design layout meets code. Electricity will be brought to the home from the existing transformer. Gas service will be propane. The site will be serviced by private well and septic system.

Land disturbance is at three-quarters of an acre. Most of the land will be undeveloped.

Chairman McAllister confirmed with Mr. Raimondi that the house will be set back 300 feet. The Fire Marshal will determine if the width is accurate and if a passing lane or bubble is required. No garage is proposed.

Moved by Mr. Hale, seconded by Mr. Rickman, that the Versteeg Subdivision and Site Plan be accepted for review.

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

The Public Hearing will be April 13, 2020.

Mr. Minor asked the clerk to provide the “Notice of Project Near Farm Operations,” and well water statements to Mr. Raimondi to include on the plan. The clerk agreed.

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**Bentley Brothers Amended Site Plan. 5605 Brockport-Spencerport Rd. 084.02-1-38.**

Mr. Kris Schultz addressed the Board. The applicant is proposing a new building to the west of the existing Kubota building to be used for existing operation, storage of tractors and assembly of equipment.

Chairman McAllister asked when the applicant will come into compliance with their existing site plan. Chairman McAllister explained that the tractors are currently parked to close to the road and lot lines, equipment is parked on the septic system, and the existing carport was temporary, but now appears to be a permanent structure. A permit for the carport was not obtained. The property is leased by Kubota. The applicant is in the process of purchasing this property and four additional parcels to the west. The goal is to merge them into one parcel and have the whole parcel be zoned as Retail-Commercial, B-1.

Mr. Schultz stated the applicant would like to start with getting the new building approved. He asked the Board for direction with the rezoning request. Mr. Minor added having the new building addition will eliminate some of the concerns mentioned earlier. Mr. Shultz asked if this Board would recommend rezoning to the Town Board. Chairman McAllister stated there should not be opposition to the rezoning of the properties, which would then allow equipment to be displayed on all properties.

Mr. Strabel commented the Town Board does not like to spot zoning. Mr. Schultz clarified that it would not be spot zoning, but rather an extension of retail business zoning. Discussion of the existing zoning in that area took place. Mr. Schultz will recommend to the applicant to move forward with a rezoning application to the Town Board concurrently with the amended site plan application before this Board. The Board thought that would make the most sense. Once the properties are rezoned, the applicant will combine the properties into one lot.

Moved by Mr. Hale, seconded by Mr. Rickman, that the Bentley Brothers Amended Site Plan be accepted for review.

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

The Public Hearing will be April 13, 2020.

**OTHER**

**Alleghany Overall Site Plan – Phase I**

Chairman McAllister asked Mr. Schultz for the status of this application. Mr. Schultz stated he would like to withdraw it from review (kill it) as he has not heard from the applicant after several attempts to contact him.

Mr. Schultz stated on a more positive note, Sean McLean, developer of Heritage Square, contacted him a year ago indicating that he would like to move forward with a new design for Heritage Square keeping in line with the original downtown plan. Mr. McLean is living outside of NYC, working at his company, Impact Design. Mr. Schultz recommended that Mr. McLean speak at an upcoming informal meeting to go over the new design and answer any questions.

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The good news is their financing is in order. The project will cover the area east of Isla Way where there is existing storm and sewer.

**2610 Colby Resubdivision. 2610 Colby Street. 084.03-1-25.1/24.1**

Chairman McAllister continued review of this application. The proposed lots were discussed. R-1C is a buildable lot, which is for sale. It has a horse paddock located on it. Lot R-1A has the end of the runway on it and cannot be sold separately from the airport. Lot R-1B is for sale. The owner of Lot R-2 initiated the subdivision application with the proposed purchase of an additional 100 ft. to be added to the east lot line of the property, which includes the house and a couple sheds.

**MRB Comments – February 19, 2020**

All comments addressed except for the following:

- Monroe County GIS data shows the airport parcel as being T/A# 84.04-1-25.002/A and having “Big Fella Enterprises, Inc.” as an owner whereas the plat shows differently. ***Did you verify that the name (Monroe County) on the plans is correct as shown?***
- A letter or plan certification should be provided indicating that the owner of 2610 Colby Street has consented to the proposed subdivision changes and recording thereof. ***We will need the Owner to sign the certification on the mylar, as well as your certification signature.***
- The plat currently shows a section of runway intruding into proposed Lot R-1A. Any no-build areas associated with the runway should be delineated on the plat. ***Are there any no-build limits to be added to the plans?***

**DRC Comments – March 3, 2020**

- Standard comments have been addressed.
- MCDOH approval is not required for subdivision approval, however, MCDOH will still sign the plan to be filed.
- Wetlands have been shown on the plan.
- Monumentation has been checked and there is one located behind the hangars on the airport.

Mr. Minor discussed lot sizes and required setbacks to make sure all lots were conforming. Mr. Maier requested a conditional final approval after the Town Engineer signs. The Board agreed.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 2610 Colby Resubdivision, located at 2610 Colby Street, which was accepted for review on February 10, 2020, and

WHEREAS, a public hearing was held by the Planning Board on March 9, 2020, and all persons wishing to be heard were heard, and

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

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NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application and determines that the 2610 Colby Resubdivision is an unlisted action, which will not have a significant impact on the environment, and grants Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the 2610 Colby Resubdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

*Mr. Minor confirmed with the Board that the Town Engineer's approval and signature is required prior to the Chairman signing the mylar.*

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

Moved by Mr. Hale, seconded by Mr. Minor, that the Alleghany Overall Site Plan – Phase I be terminated without prejudice based on information received from applicant's engineer and due to no activity since July 2017.

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

The meeting was adjourned on motion at 8 p.m.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk