

**TOWN OF SWEDEN  
Planning Board Minutes  
May 23, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 23, 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; David Strabel.

Absent: Peter Sharpe; James Oberst, P.E., MRB, Town Engineer.

Also present: Nat O. Lester, III, Planning Board Counsel; Kris Schultz, Schultz Associates; A.J. Barea, PLS.

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. Rickman, that the minutes of May 9, 2022, be approved.

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

Moved by Mr. Minor, seconded by Mr. Strabel, 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 7:07 p.m.

Chairman McAllister waived reading the legal notice.

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**Eric Chick Property Amended Site Plan. 977 West Avenue. 068.01-2-1**

Chairman McAllister asked if there were any questions, comments, or concerns relative to this application. There were none.

Moved by Mr. Dollard, seconded by Mr. Strabel, 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 7:09 p.m.

**Gretchen’s Subdivision – 2 Lots. Resubdivision of 2610 Colby Street. Colby Street. 084.03-1-24.111**

Mr. Rich Maier, Maier Land Surveying, addressed the Board. He explained the proposed two lots are part of the 2610 Colby Resubdivision. Lot A includes the end of the runway. Lot B is approximately 200 ft. in depth and has 762 ft. of frontage at the road.

Mr. Strabel confirmed with Mr. Maier that the applicant is selling Lot B, and retaining Lot A.

Moved by Mr. Strabel, seconded by Mr. Hale, that Gretchen’s Subdivision – 2 Lots be accepted for review.

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

**Englerth Acres Subdivision. 5230 Redman Road. 083.03-1-5.1,083.03-1-9.1, 083.03-1-25.2**

A.J. Barea, PLS, addressed the Board. He explained the three parcels were previously owned by Arnie Monno. One of the parcels is the Redman Heights Resubdivision, whereby four lots were combined into one.

Mr. Barea distributed a map showing the proposed three parcels the applicant is combining, including the Redman Heights Resubdivision.

Moved by Mr. Rickman, seconded by Mr. Hale, that the Englerth Acres Subdivision be accepted for review.

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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**6683 Lake Road Amended Site Plan. Hausner Subdivision. 6683 Lake Road. 128.02-1-14**

Mr. Kris Schultz, Schultz Associates, addressed the Board. He distributed updated plans. The revised plans include drainage modifications, wetland delineation, and the Town Engineer's signature.

The MCDOH approval is needed before Chairman McAllister can sign. Mr. Schultz is looking for SEQRA approval tonight.

Mr. Minor asked if Mr. Breitenborn's concern from the public hearing was addressed. Mr. Schultz stated a swale is shown on the plan that addresses Mr. Breitenborn's concern.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 6683 Lake Road Amended Site Plan, located at 6683 Lake Road, which was accepted for review on February 14, 2022, and

WHEREAS, a public hearing was held by the Planning Board on March 14, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, Highway Superintendent, and Monroe County Planning and Development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the 6683 Lake Road Amended Site Plan is an unlisted action, which will not have a significant impact on the environment.

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

**OTHER**

**Request for 3 Month Extension - Ledgesdale Airpark Resubdivision and Site Plan - Lot 5-RB**

No one was present to represent the project. The Clerk explained that the Town Engineer had additional SWPPP review comments that needed to be addressed by Land Tech. A 3-month extension was requested due to the project's conditional approval expiring today.

Moved by Mr. Minor, seconded by Mr. Hale, to grant the Ledgesdale Airpark Resubdivision and Site Plan - Lot 5-RB a three-month extension until August 22, 2022.

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

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**Eric Chick Property Amended Site Plan, 977 West Avenue. 068.01-2-1**

Chairman McAllister continued review of this application.

Mr. Kris Schultz distributed updated plans per the Town Engineer's review. He explained the footprint of the house has expanded, which will result in a lot of fill being needed. The leach field is in the same location.

Mr. Minor confirmed with Mr. Schultz that the lot lines are not changing.

Chairman McAllister confirmed with Mr. Schultz that there is no bump out for this driveway as the entire driveway has been widened to 20 feet.

The Clerk stated Mr. Oberst's comments for this project include a possible resubmission to NYSDOT and a SWPPP review as the SWPPP was recently submitted. Mr. Schultz stated the SWPPP is straightforward.

Mr. Dollard pointed out that the location map shows Morman Creek cutting through the rear eastern corner of the property. Mr. Schultz agreed; it is shown on page two of the plans. The property backs up to the canal.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Eric Chick Property Amended Site Plan, located at 977 West Avenue, which was accepted for review on April 25, 2022, and

WHEREAS, a public hearing was held by the Planning Board on May 23, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form and Short Environmental Assessment Form, comments of the Town Engineer and Environmental Conservation Board.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Eric Chick Property Amended Site Plan is an unlisted action, which will not have a significant impact on the environment.

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

Mr. Schultz updated the Board about several projects.

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

Respectfully submitted,  
Phyllis Brudz - Planning Board Clerk