

**TOWN OF SWEDEN
Planning Board Minutes
September 11, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 11, 2023, at the Sweden 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, Peter Sharpe, David Strabel.

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

Also present: Dave Matt, Schultz Associates; A.J. Barea, PLS; Sean Cliff.

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 August 7, 2023, be approved.

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

Avery (Fogg) Amended Site Plan. 1681 Reed Road. 128.02-1-313

Dave Matt, Schultz Associates, addressed the Board. He explained this property was before the Board six years ago when Mr. Fogg owned it. Mr. Avery is the new owner and is proposing to relocate the house slightly by rotating it and to relocate the septic system to the other side of the house. The new location had better percolation tests which would require less sand. There is an existing driveway approximately 715 ft. back and a gravel driveway to the existing barn.

Mr. Hale asked for the location map to be corrected as the proposed property is on Reed Road and the map shows Root Road. Mr. Matt will revise the location map.

Chairman McAllister asked if there was enough information to accept for review.

Moved by Mr. Strabel, seconded by Mr. Hale, that the Avery (Fogg) 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 October 23, 2023.

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Donald F. Hibsich Resubdivision. 7131/7125 Fourth Section Road. 083.01-3-21.1/083.03-1-16.1

A.J. Barea, PLS, addressed the Board and distributed revised drawings to the Board.

Mr. Barea explained Mr. Hibsich subdivided the property in 2001 creating Lot 1, 7125 Fourth Section Road, and Lot 2, 7131 Fourth Section Road. The current proposed application is for resubdivision approval of Lot 2. Lot 1 previously received an area variance for 35 ft. R.O.W. instead of the required 60 ft. Lot 1 and Lot 2 are owned by the same person and when ownership changes for either lot, an alternate means of ingress/egress for Lot 2 will be necessary. A site plan showing the alternate access should be shown to the Sweden Planning Board and other agencies prior to transfer of ownership.

The alternate access and water line were recently installed because MCWA does not permit water line easements between properties. The current proposal shows access from Lot R-2A to Redman Road and the newly created Lot R2-B will have a frontage along Redman Road.

Mr. Strabel confirmed with Mr. Barea there are two separate septic systems, one for each dwelling. Mr. Cliff stated he installed a water line from Redman Road to the house located on R-2A. Mr. Cliff added there is a wedge cut out which has been added to Lot R-1 due to the water line installation and the contours of the land. Lot R-1 has also been made smaller, 4.06 acres to 4.05 acres. The southern line of Lot 1 is moving northward 15 ft.

The Board discussed the above changes to the lot lines over the years and the resulting setback changes affecting the site plan. Mr. Barea stated the proposed setback changes meet code requirements. Mr. Barea stated the Clerk should have the approved site plans on file. The Clerk will look at laser fiche for the previously approved site plans due to the Town hall being remodeled and paper copies are not accessible.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Donald F. Hibsich Resubdivision 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 October 23, 2023.

Ten large copies of the subdivision plat, and previous site plans will be required for the public hearing. The Clerk will coordinate with Mr. Barea and Mr. Cliff.

Discussion followed showing existing structures and revised setbacks on the subdivision plat, and whether or not an amended site plan is required. The concern is to make sure existing structures are in conformance.

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk