

**TOWN OF SWEDEN  
Planning Board Minutes  
September 14, 2020**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 14, 2020, at the Sweden Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: James Oberst, MRB, Town Engineer; Richard Dollard

Also present: Janice Waeghe; 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.

Chairman McAllister welcomed Mr. Peter Sharpe, who was a member of the Zoning Board of Appeals and is now the newest member of the Planning Board.

Moved by Mr. Hale, seconded by Mr. Minor, that the minutes of August 24, 2020, be approved.

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

Moved by Mr. Strabel, seconded by Mr. Hale, that the regular meeting be adjourned to the public hearing.

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

**The Public Hearing began at 7:05 p.m.**

Chairman McAllister read the notice of public hearing and affidavit of publication.

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**EIP Holdings II LLC/Verizon Wireless Resubdivision. 4327 Sweden Walker Road. 069.04-1-5.114.**

Chairman McAllister asked if there was anyone present with questions, comments, or concerns.

Janice Waeghe – 4327 Sweden Walker Road – Ms. Waeghe, property owner, stated that the application will comply with the requirements of the Town Code regarding the “fall zone,” which is 120 ft. plus 10 percent.

Mr. Minor asked for clarification of the term leased lot, which was mentioned in the legal notice. Chairman McAllister explained that the subdivided parcel will be leased and not sold for development.

Chairman McAllister asked if anyone else had any questions or concerns. There were none.

Moved by Mr. Hale, seconded by Mr. Mr. Strabel, to adjourn the public hearing to the regular meeting.

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

**The Public Hearing ended at 7:09 p.m.**

**Arnold Monno Estates Subdivision. 960 Ladue Road. 113.01-1-27 and 113.01-1-28.**

Mr. A.J. Barea addressed the Board. He wished Mr. Sharpe good luck and that he had big shoes to fill Arnie Monno’s seat.

The Monno Family has decided to modify the lot lines of Mr. Arnold Monno’s lots. Currently, there are two lots on Ladue Road, his homestead, and the lot to the east of it. It is the family’s desire to separate the freestanding garage, pole barn and associated driveway from the homestead property. This will result in the existing dotted lot line to be moved to the west approximately 68.9 ft. The existing garage will have approximately a 22.7 ft. setback from the new lot line.

Mr. Strabel asked what the lot size requirement is for the existing homestead. The Clerk confirmed with Mr. Barea that an inground septic system is installed. The minimum requirements with no public water are 200 ft. of frontage and 80,000 sq. ft. Mr. Barea added the proposed distance from the house to the lot line to the east is approximately 180 ft.

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Moved by Mr. Hale, seconded by Mr. Minor, that the Arnold Monno Estates Subdivision be accepted for review.

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

Mr. Minor asked for the existing septic system to be included on the plan. Mr. Barea agreed. He confirmed with Mr. Steve Monno that it is on the east side of the house.

The Public Hearing will be October 26, 2020.

The Clerk distributed a spreadsheet of projects withdrawn from review over the past ten plus years. She is requesting a motion for the projects to be officially withdrawn from review to file in the basement in keeping with the Town's record retention process.

Mr. Strabel asked Counsel Lester what the length of time for retention is of these records and what is the length of time after a project is granted approval before action must be taken. Counsel Lester will research these questions and provide a response.

Moved by Mr. Minor, seconded by Mr. Rickman, that the Carol Maddalena Subdivision, Sodoma White Road Subdivision, Stettner Subdivision and Site Plan, Bedard Subdivision and Site Plan, McAllister's Deli Site Plan, JoJo's Bake Shop Site Plan, and JoJo's Bake Shop Subdivision be terminated without prejudice based on information received from applicant, engineer, or surveyor, and due to no activity.

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

Moved by Mr. Minor, seconded by Rickman, that the Hedman Subdivision and Site Plan be terminated without prejudice due to the extension expired.

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

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Moved by Mr. Rickman, seconded by Mr. Sharpe, that the Helios Energy Solar Farm Subdivision, Site Plan and Special Use Permit be terminated without prejudice due to the extension expired.

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

The meeting was adjourned on motion at 7:30 p.m.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk