

**TOWN OF SWEDEN  
Planning Board Minutes  
September 23, 2019**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 23, 2019, 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; Arnie Monno; Wayne Rickman; David Strabel.

Also, present: Kris Schultz, Schultz Associates; Kristopher Almeter.

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 September 9, 2019, be approved.

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

**Yaeger Subdivision and Site Plan – 2 Lots. Sweden Walker Road-East Avenue. 069.02-2-13, 069.02-2-14.11.**

Mr. Kris Schultz addressed the Board. He distributed updated plans to the Board with MCWA and MCDOH approvals, as well as MRB’s comments addressed. Mr. Schultz stated the last item to address is the project will require an “out-of-district” approval for MCWA between Clarkson and Sweden, which can be completed at the time the homes are built.

Chairman McAllister requested that Planning Counsel review all easement descriptions prior to filing. Mr. Schultz agreed. Mr. Schultz is requesting a contingent final approval for this project.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Yaeger Subdivision and Site Plan-2 Lots, located on Sweden Walker Road and East Avenue, which was accepted for review on August 13, 2018, and

WHEREAS, a public hearing was held by the Planning Board on September 10, 2018, 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, Environmental Conservation Board, Building Inspector, Stormwater Manager, and Monroe County Planning and Development,

NOW, THEREFORE, BE IT RESOLVED, the Planning Board declares itself lead agency for the environmental review of this application, and determines that the Yaeger Subdivision and Site Plan-2 Lots is an unlisted action, which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Board grants the Yaeger Subdivision-2 Lots preliminary approval, and

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NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Board waives the final hearing for subdivision, and grants the Yaeger Subdivision and Site Plan-2 Lots be approved, contingent upon all required signatures obtained, all easements have been reviewed and approved by Planning Counsel, and the Chairman be authorized to sign the mylar.

*Mr. Dollard stated the Agricultural Data Statement has 4490 as the address of the previous owner, and the PIF has 449 as the address. Which one is it? Mr. Schultz stated 4490 Sweden Walker Road.*

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

**Villas at Brandon Woods – Section 2. Subdivision and Site Plan. Wood Trace. 084.01-1-14.114.**

Mr. Kris Schultz addressed the Board. He submitted the required completed forms, application and SEQR, as well as payment for the pond subdivision.

Mr. Strabel asked if MRB has reviewed the application. Mr. Schultz stated MRB did a review only on Section 2. Chairman McAllister asked for clarification regarding the dedicated road, sidewalk and easement. Mr. Schultz explained at one time the connecting road between the ponds was once going to be dedicated, thus the two pond lots. It was determined that the dedicated road wouldn't be useful to the Town, so it went from a dedicated road to an easement. The easement runs through the ponds and Wal-Mart to the dedicated road, Rte. 31. Today, it is a private road with an easement over the property, which is how it will remain.

Mr. Schultz has not approached the Town Board yet to request a drainage district for this project. He wanted to address the comments from the public hearing first, and resolve the subdivision of the pond lots before creating a drainage district.

At the last meeting, the Board did not have the Highway Superintendent comments or have a chance to review County comments received. The Clerk added Mr. Oberst reviewed the highway comments and agreed with them. The County comments were standard and will be addressed by Mr. Schultz.

Mr. Schultz discussed the Fire Marshal's comments relative to the Fire Code and the number of houses that can be built on a dead-end road. The code states if there are more than 30 homes, the homes must be sprinkled, which is what the applicant plans to do. The water pressure is adequate, water calculations will be provided. An additional water hydrant will be shown. Mr. Strabel confirmed with Mr. Schultz that most of the homes are four units, and each one will have separate water, sewer, utilities and storm.

Once MRB is satisfied that all concerns are addressed, including stormwater and SWPPP, an application to the Town Board to establish a drainage district linking the ponds to Section 2 will be made. Mr. Schultz will then request to be on the Planning Board agenda once the behind the scenes work is done and Mr. Oberst is satisfied.

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

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk