

**TOWN OF SWEDEN
Planning Board Minutes
October 25, 2021**

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 25, 2021, at the Sweden Town Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Nat O. Lester, III, Planning Board Counsel – Excused.

Also present: James Oberst, P.E., Town Engineer; Kris Schultz, Schultz Associates; Edward Martin, LandTech; Sean McLean.

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. Minor, that the workshop minutes of September 27, 2021, be approved.

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

Moved by Mr. Dollard, seconded by Mr. Minor, that the minutes of September 27, 2021, be approved as corrected.

Discussion: Mr. Hale stated page 4, fourth paragraph, should read, is now off the table.

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

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Ledgesdale Airpark Resubdivision – 3 Lots and Site Plan – Lot R-5B. 10 Eisenhower Drive. 084.04-1-25.005.

Mr. Ed Martin addressed the Board. He explained this project was presented informally to the Board about a month and a half ago on behalf of his client, Patrick Lloyd. Mr. Lloyd operates a business at 10 Eisenhower Drive and would like to subdivide the property and develop several buildings. At that meeting, it was determined that multiple buildings on a single lot was not permitted per code.

The plans before the Board show the immediate intent to subdivide the property and create three code compliant lots with the middle lot developed and the western most lot remaining undeveloped at this time. The plans include development for this lot in the future. The plans are very clear what the overall plan is, and what approvals are being requested now.

A full application has been submitted for which an acceptance for review and scheduling a public hearing are being requested.

Mr. Hale confirmed with Mr. Martin an application for a three-lot subdivision and development of Lot R-5B has been submitted. The development of Lot 5C will be approved in the future depending upon who buys it.

The Board asked various questions regarding the possible development of Lot 5C.

Moved by Mr. Rickman, seconded by Mr. Sharpe, that the Ledgesdale Airpark Resubdivision – 3 Lots and Site Plan – Lot R-5B be accepted for review.

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

The Public Hearing will be November 22, 2021.

Heritage Square Phase 1A Site Plan. Persistence Path. 068.03-1-18.113.

Mr. Kris Schultz addressed the Board and distributed an updated plan. The plan is the same as approved last year except it is now shown as apartments in three different locations. Mr. Schultz wanted to make sure the wording in the Notes, “ALL PROPOSED BUILDINGS IN THIS PHASE ARE APARTMENT BUILDINGS” is acceptable to the Board.

Mr. Strabel stated garages are no longer an issue. Mr. Schultz stated the apartments that are shown with garages will be looked at during the building permit review. Mr. Strabel confirmed with Mr. Schultz that the apartments shown on the plan are 13R Sprinkler Systems. Mr. Sean McLean added that the buildings are apartments and will follow the code through the building permit process. He believes it is best to let the architects and MEP designers sit down with the Building Department to review the process and make sure all requirements are met to issue a permit.

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Mr. Strabel also confirmed with Mr. McLean that the access road behind the buildings has not been touched.

Chairman McAllister asked Mr. Oberst if he had any comments or concerns. Mr. Oberst stated there are no other engineering comments.

Mr. Minor questioned the parking spaces shown in the flow chart. There are 80 units with 2 parking spaces per each unit or a total of 160 parking spaces. Mr. McLean stated that the number of spaces has been exceeded plus 52 spaces have been identified as land banked spaces to the east along Redman Road. The apartments with garages have the space in the garage and one in front.

Mr. Strabel confirmed with Mr. McLean that the garage buildings are still shown on the plan.

Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the Heritage Square Phase 1A Site Plan, located at Persistence Path, which was accepted for review on June 14, 2021, and

WHEREAS, a public hearing was held by the Planning Board on July 12, 2021, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, comments of the Town Engineer, Fire Marshal, Highway Superintendent, Environmental Conversation Board, Monroe County Planning and Development, and

WHEREAS, the Town Board, on October 10, 2006, as part of the rezoning of the entire parcel, declared itself Lead Agency and determined the application was an unlisted action which would not have a significant impact on the environment,

NOW, THEREFORE, BE IT RESOLVED, that the Heritage Square Phase 1A Site Plan be approved, contingent upon receipt of all required signatures, and the Chairman be authorized to sign the mylar.

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

Mr. Schultz and Mr. McLean thanked the Board.

Mr. Minor referenced the Project Status Report and asked if any projects were outdated. The Board reviewed the list and discussed that all three solar farm projects received a conditional final approval on April 26, 2021. The approval expires six months from that date and would expire the day after tomorrow. The Clerk was directed to request a three-month extension in writing from the applicants so that approvals previously granted are not withdrawn.

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The Clerk discussed the Supervisor's request to have Chairman McAllister and or Chairperson Thorpe, ZBA, attend the County's new comprehensive planning effort meeting with him in November. Chairman McAllister agreed to accompany Supervisor Johnson to the meeting.

The meeting was adjourned on motion at 7:20 p.m.

Respectfully submitted,
Phyllis Brudz - Planning Board Clerk