

**TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020**

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 26, 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: Richard Dollard

Also, present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Jared Perram, Saturn Power Inc.; John Zima; Franca and Joseph Mantsi; Robert Burgdorf, Nixon Peabody; David Weisenreder, P.E.; Costich Engineering; Peter George, P.E., Costich Engineering; A.J. Barea, PLS; Richard Maier, Maier Land Surveying.

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. Rickman, that the minutes of September 28, 2020, be approved.

*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 Mr. Strabel, 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 7:03 p.m.

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

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

Chairman McAllister asked if there was anyone present with questions, comments, or concerns. No one replied.

**TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020**

Moved by Mr. Strabel, seconded by Mr. Hale, 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 7:08 p.m.

Mantisi Solar Farm Subdivision, Site Plan and Special Use Permit. 7397 Fourth Section Rd.082.02-1-22

Mr. Jared Perram, developer with Saturn Power, addressed the Board. He thanked the Board for their time. He is proposing a 5 MW-ac Solar Farm at 7397 Fourth Section Road owned by Joseph Mantisi.

In looking at the plans, there are a few items worth mentioning.

There are a couple of wetlands in the area that are not USCDE; we are in a good spot with the wetlands that run across the site. The system is sectioned from east to west where the main wetland runs through; no trees will be removed in that area. A concrete bridge is proposed to gap the two arrays over the small wetland. In addition, there is a slight wetland to the north of the property which will be circumvented with the access road.

The applicant is proposing to subdivide the property. The southern half of the property or majority is proposed for the solar farm. Along the western property line, West Sweden Road, screening is proposed. The Planning Board's feedback regarding this is welcomed. The plantings were chosen from the County and Town's list of plants recommended, understanding there may be some height requirements. Specifically, we chose plantings that were indigenous to the Town of Sweden and can be purchased from places in the local municipality.

Mr. Perram spoke to the technical aspects of the project, including 370-watt modules, 250-watt converters, and modules with racks that incorporate trackers. Topography of the site is great in that some of the existing landscape, especially the northern part of the site may be used for screening. Tree clearing is minimal as shown on the proposed site plan. There are no bats or birds of concern for this project. A SHPO review is currently being done. Mr. Perram would be happy to answer any questions.

Mr. Hale questioned the relationship between the two other solar farm projects that were before this Board a few years ago and this one. Mr. Perram explained there was a proposed Wolf solar farm project located across the street from Mantisi; however, the interconnection numbers came back for both projects and the Wolf numbers were too high at \$14,000,000 and put on hold. The Clerk explained that Mr. Hale was referencing the Mantisi and Hibsich projects that were before the Board years ago under a different solar company. Mr. Perram did not have any information regarding that.

Mr. Strabel asked if the interconnection numbers for the Mantisi project show that poles have to be reset on West Sweden Road or will the project be able to jump on the grid the way it is. Mr. Perram stated it should be able to jump on the grid the way it is and install new poles on Fourth Section Road.

**TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020**

Moved by Mr. Hale, seconded by Mr. Strabel, that the Mantsi Solar Farm Subdivision, Site Plan and Special Use Permit 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*

The Public Hearing will be November 23, 2020.

2610 Colby Resubdivision – Lot R-1A. Colby Street. 084.03-1-24.11

Mr. Rich Maier addressed the Board. He explained six months ago a split of the property was done, R-1A, 1B, 1C, and Lot R-2.

Lot R-1A is being modified to create a separate lot to sell to the owners of Lot R-1B for their child which will not be approved for building at this time. Mr. Strabel asked if R-1B has access to Shumway Road. Per Mr. Maier it does not.

Moved by Mr. Hale, seconded by Mr. Strabel, that the 2610 Colby Resubdivision – Lot R-1A 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*

The Public Hearing will be November 23, 2020.

EIP Holdings II LLC/Verizon Wireless Site Plan and Special Use Permit - Telecommunications Tower. E. Canal Road. 069.04-1-5.114.

Mr. Robert Borgdorf addressed the Board.

Chairman McAllister asked Mr. Oberst if all his concerns have been addressed. Mr. Oberst stated that the Board's input on whether to use a monopole or artificial tree is still outstanding. The Board has still not received a no impact letter from SHPO.

Mr. Borgdorf requested going through MRB comments 3 to 7 as long the engineers are present:

Mr. George addressed the Board.

3. Table on Sheets VA-100 and CA-100 will be updated to include 136.4 ft. based on a tower height of 124 ft. plus 10 percent.
4. The Town Driveway detail on Sheet CA503 should include the required Town Driveway detail notes per the design criteria and a Typical Driveway Culvert Standard detail.

TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020

5. The 1.72 acres noted for the project area on the site plan is for the equipment easement area while on the SEQR form it states 1.79 acres which is the equipment easement area controlled by the applicant plus the 30 ft. access easement.
6. The vinyl slats are not shown on the site plan, but if the Board shows them as needed or desirable, the plan can be updated.
7. A breakdown of the decommissioning estimate was submitted and will provide any changes. Mr. Oberst acknowledged this and that it is still being reviewed.

Mr. Borgdorf asked what the Board's preference was regarding the vinyl slats for additional shielding given this is a wooded area. Mr. Strabel agreed and stated the slats will not hide the tower. He added he is favor of no slats in the chain link fence. Chairman McAllister asked the other Board members, and the consensus was the same.

Mr. Borgdorf addressed question #2 again. He restated a no impact letter from SHPO has not been received to date, and suggested it be made a condition of final approval tonight.

Mr. Borgdorf stated, as far as question #1, visual simulations have been submitted of where and where you cannot see the tower. Some alternatives discussed include using a monopole, which in his 30 years of experience is the best option, as opposed to an open lattice work guide or a fake tree. Fake trees work best in some areas like out west. Painting it blue is not recommended.

Mr. Strabel confirmed with Mr. Borgdorf that the antennas will be 8 ft. as Verizon is preparing the towers to be set up for 5G service in the future.

Chairman McAllister explained that Planning Counsel will still need to review the easements and make sure they are filed. Mr. Borgdorf said this could also be a condition of final approval. Easements would be done to Planning Counsel's satisfaction.

Chairman McAllister asked Mr. Oberst if SHPO has the final say whether we use a monopole or tree. Mr. Oberst indicated that the Town's opinion should weigh in on their decision. Chairman McAllister took a poll of the Board whether to use a monopole or tree, and the consensus was a monopole.

Per Mr. Oberst, SHPO's input was due to the proximity of the tower to the NYS Canal. At this point, the Board will wait for SHPO's decision. Discussion took place whether to do a conditional approval tonight. Mr. Hale recommended Planning Counsel draft the resolution. Counsel Lester will draft it while the meeting continues review of the next project.

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

Mr. Barea addressed the Board. He received Mr. Oberst's comments and the plans have been modified to address those issues.

The well and septic system have been shown. Notes #10 and #11 address questions 1 and 3. The Board discussed why this is a subdivision and not a resubdivision or lot line adjustment. This is the first time the properties have been before the Planning Board.

**TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020**

There is no new development proposed. Mr. Oberst is all set with the changes. It was noted that even though they are two existing lots, the angles and bearings are changing for each lot and will be filed that way, creating a two-lot subdivision. The Town of Sweden does not do administrative lot line changes.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Arnold Monno Estates Subdivision, located at 960 Ladue Road which was accepted for review on September 14, 2020, and

WHEREAS, a public hearing was held by the Planning Board on October 26, 2020, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Subdivision Application, Short Environmental Assessment Form, and comments of the Town Engineer,

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

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Arnold Monno Estates Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar.

Mr. Dollard – Absent

Mr. Hale - Aye

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Sharpe - Aye

Mr. Strabel – Aye

Chairman McAllister - Aye

EIP Holdings II LLC/Verizon Wireless Site Plan and Special Use Permit - Telecommunications Tower. E. Canal Road. 069.04-1-5.114.

Counsel Lester returned with the conditional approval of this application.

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

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the EIP Holdings II LLC/Verizon Wireless Site Plan and Special Use Permit, located at 6773 East Canal Road which was accepted for review on July 13, 2020, and

WHEREAS, a public hearing was held by the Planning Board on August 10, 2020, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Long Environmental Assessment Form, Exhibits, and comments of the Town Engineer, Environmental Conservation Board, Fire Marshal, 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 EIP Holdings II LLC/Verizon Wireless Site Plan is an unlisted action, which will not have a significant impact on the environment, and

TOWN OF SWEDEN
Planning Board Minutes
October 26, 2020

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the EIP Holdings II LLC/Verizon Wireless Site Plan and Special Use Permit – Telecommunications Tower be granted final approval contingent upon receiving all required signatures, and the Chairman be authorized to sign the mylar, and further subject to:

1. Planning Counsel's receipt and approval of easement with map attached.
2. The Town Engineer's review of the Decommissioning Bond.
3. Conclusion of SHPO review process and receipt of no impact letter.
4. Highway Superintendent's signature, if necessary.

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 7:45 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk