

**TOWN OF SWEDEN  
Planning Board Minutes  
November 22, 2021**

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 22, 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, Peter Sharpe, David Strabel.

Absent: Wayne Rickman.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., Town Engineer; Edward Martin, LandTech; Gretchen Pennington; Chris Vossler.

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. Hale, that the minutes of October 25, 2021, be approved.

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

Moved by Mr. Dollard, seconded by Mr. Minor, that the regular meeting be adjourned to the public hearing.

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

Public Hearing began at 7:02 p.m.

Chairman McAllister waived reading the legal notice.

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

Mr. Ed Martin, LandTech, addressed the Board. He is representing Pat Lloyd who could not be here tonight.

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This project was previously before the Board informally and for acceptance for review. The application remains the same, a proposed three-lot subdivision of 11.5 acres. The eastern most lot includes the Lloyd Mechanical business operation and supporting infrastructure. Site plan approval is requested for the next lot to the west, 2.35 acres, including a proposed 10,000 sq. ft. commercial building serviced by public water and a private onsite septic system and curb cut off Eisenhower Drive. A private onsite stormwater management system has been designed according to DEC regulations. The remaining land, or western most lot, is not for approval at this time; however, plans for this lot are provided.

A variety of comments have been received from staff and written responses have been provided. As far as the Town Engineer's comments, he has no objection to any of Mr. Oberst's concerns and is certain they will be satisfied prior to asking for final approval.

Chairman McAllister asked if there were any questions, comments, or concerns from the public.

Cynthia Pennington, 21 Eisenhower Drive – Ms. Pennington was in attendance on behalf of her brother-in-law, Pat Lloyd.

Chris Vossler, 929 Churchville-Riga Road – Mr. Vossler was curious if there were any plans near the property line they share. Will the existing tree line and stone wall stay as is?

Mr. Martin explained the ECB had raised the same comment; there will be no disturbance to that area whatsoever. He referenced the grading plan which shows no disturbance to the hedgerow.

Chairman McAllister asked if there were any more questions, comments, or concerns. There were none.

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

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

**The Public Hearing ended at 7:07 p.m.**

Chairman McAllister asked Mr. Oberst if he is ready to move forward with approval of the plan. Mr. Oberst stated there are no showstoppers, but updated plans need to be submitted.

Chairman McAllister asked the Board how it would like to proceed. There is one meeting in December.

Chris Vossler, 929 Churchville-Riga Road – Mr. Vossler apologized as he had an additional question regarding drainage on the north side heading to the west side where it is naturally wet. Will the amount of fill have any effect on this area?

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Mr. Martin explained drainage is the most regulated portion of development and the DEC is very strict whenever an acre or more of soil is disturbed, which is the case here. Existing drainage patterns will be maintained, which are generally east to west with the discharge at the western end. There will be multiple stormwater management systems in place. One system for Lot R-5B and an additional future one as a final treatment. Peak discharge rates will decrease significantly because of this development.

Mr. Vossler was satisfied with this response.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Ledgesdale Airpark Resubdivision - 3 Lots and Site Plan – R-5B, located at 10 Eisenhower Drive, which was accepted for review on October 25, 2021, and

WHEREAS, a public hearing was held by the Planning Board on November 22, 2021, 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, Fire Marshal, Environmental Conservation Board, Highway Superintendent, and Monroe County Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Ledgesdale Airpark Resubdivision and Site Plan are unlisted actions, which will not have a significant impact on the environment and grants the resubdivision Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the resubdivision be granted final approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the site plan be approved contingent upon all required signatures are obtained, and the Chairman be authorized to sign the mylar.

Discussion: Mr. Minor asked what items are still outstanding? Mr. Oberst stated updated plans and a report.

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

**OTHER**

The Board discussed the three-month extension requests received from the Kreher, Mantsi, and Wolf solar farm applicants. Per the Board, the Clerk notified the applicants that the signing and filing of the mylars should be done prior to the submission of the decommissioning bond.

Mr. Hale confirmed with the Board that the extensions are for both subdivision and site plan approvals.

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Mantisi Solar Farm

Moved by Mr. Hale, seconded by Mr. Minor,

That the conditional final subdivision and site plan approvals granted to the Mantisi Solar Farm by the Planning Board on April 26, 2021, be extended for three (3) months until January 26, 2022.

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

Wolf Solar Farm

Moved by Mr. Hale, seconded by Mr. Dollard,

That the conditional final subdivision and site plan approvals granted to the Wolf Solar Farm by the Planning Board on April 26, 2021, be extended for three (3) months until January 26, 2022.

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

Kreher Solar Farm

Moved by Mr. Hale, seconded by Mr. Sharpe,

That the conditional final subdivision and site plan approvals granted to the Kreher Solar Farm by the Planning Board on April 26, 2021, be extended for three (3) months until January 26, 2022.

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

The Board briefly discussed the resolution approving the rezoning of the Townhomes at Stonebriar Glen with building permit conditions and the Town’s opting out of cannabis sales. Chairman McAllister signed the SEQR Lead Agency Coordination Requests for the updated local laws on solar and wind energy, and the new laws for battery storage and decommissioning.

Mr. Minor asked what is the expectation for the solar farms getting everything they need by end of January?  
Mr. Strabel stated it does not seem likely. What are the outstanding items, if any?

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Mr. Oberst stated for Mantisi and Wolf solar farms, he is waiting for the status of road permits and for ACOE notes. Kreher Solar Farm is all set; a mylar needs to circulate for signing. The Clerk will send an email asking for the status of the projects, specifically, when mylars will circulate for signing.

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

Respectfully submitted,  
Phyllis Brudz - Planning Board Clerk