

**TOWN OF SWEDEN  
Planning Board Minutes  
March 27, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 27, 2023, at the Sweden Town Offices, 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, James Oberst, P.E., MRB, Town Engineer – excused.

Also present: Nat O. Lester, III, Planning Board Counsel; Joseph Ardieta and Mariely Adames, Vanguard Engineering PC.

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. Sharpe, that the minutes of March 13, 2023, be approved.

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

**Darby Subdivision – 3 Lots. 2170 Reed Road. 128.01-1-11.121.**

Joseph Ardieta and Mariely Adames, Vanguard Engineering, addressed the Board.

Mr. Ardieta stated Vanguard Engineering is representing the Darby Trust for a three-lot subdivision. He explained originally a four-lot subdivision was proposed, but changed to a three-lot subdivision so that the required setbacks and lot requirements would be met without perc tests being done.

Mr. Hale arrived.

The lots are under seven acres each. There are no floodplains or NYSDEC wetlands. A federal wetland has been delineated on the plan. The land used to be farmed.

Planning Counsel Lester asked for clarification on the 20 ft. ingress/egress easement shown. Mr. Ardieta stated it is an old easement owned by Scott Arend, landowner to the northeast.

Chairman McAllister asked if there were any other comments or questions.

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Mr. Dollard stated the Darby family are his relatives, but he has no financial interest in this project.

Moved by Mr. Strabel, seconded by Mr. Minor, that the Darby Subdivision – 3 Lots be accepted for review.

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

The Public Hearing will be April 24, 2023.

Mr. Hale stated the neighbors in Genesee County will have to be notified. The Clerk agreed, all neighbors within 500 ft. Mr. Ardietta believes there are only two properties that are not owned by the applicant in Genesee County.

**OTHER  
Telecommunication Towers**

Chairman McAllister stated the Clerk received an email relative to a new telecommunications tower being proposed in close proximity to an existing tower on Fourth Section Road. The Planning Board is under no obligation to grant approval of a new tower where there is service available per the FCC; only if the proposed tower is in an area where there is no coverage.

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

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk