

**TOWN OF SWEDEN
Planning Board Minutes
April 10, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 10, 2023, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Wayne Rickman, David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Richard Maier, Maier Land Surveying; Anthony Tintera, Meagher Engineering; Henry Conradt.

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 March 27, 2023, be approved.

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

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 – Absent

The Public Hearing began at 7:01 p.m.

Chairman McAllister waived the reading of the legal notice.

Cyr Subdivision, 1775 Covell Road, 114.03-1-1 and 114.03-1-36.1.

Chairman McAllister asked if there was anyone present with comments or questions relative to this project. There were none.

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Moved by Mr. Dollard, seconded by Mr. Minor, 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 – Absent

The Public Hearing ended at 7:02 p.m.

Cyr Subdivision. 1775 Covell Road. 114.03-1-1 and 114.03-1-36.1.

The Board continued to review this application.

Richard Maier, Maier Land Surveying, addressed the Board. He explained the applicants are combining their house lot with Lot 2 of the Covell Road Subdivision in an effort to bring public water to the property.

Mr. Oberst stated he is good with the plan and has no further questions. Chairman McAllister asked if the Board had any questions. The Board was all set.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Cyr Subdivision, located at 1775 Covell Road, which was accepted for review on March 13, 2023, and

WHEREAS, a public hearing was held by the Planning Board on April 10, 2023, 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, Highway Superintendent, Fire Marshal, and Environmental Conservation Board,

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

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Cyr Subdivision, be granted final approval contingent upon obtaining 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 – Absent
Mr. Sharpe - Aye
Mr. Strabel – Absent

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Brockport-Sweden Self Storage Site Plan. 2600 Colby Street. 084.03-1-24.002.

Anthony Tintera, Meagher Engineering, addressed the Board. He explained Henry Conradt is the owner and developer of the site located at 2600 Colby Street, Lot B of Gretchen's Subdivision. That property was recently rezoned from Airport Commercial to Light Industrial in order for the site to be used for mini storage units.

Mr. Tintera stated the site is relatively flat and drains to a couple locations; the cross culvert located westbound on the site, to the south, and to a general region heading east. There are no wetlands on the site. The quarry is located to the south across the street, and to the north and east along Colby Street there are various commercial developments.

The mini storage buildings will be constructed in two phases. The first phase includes two buildings of uniform dimensions, and the second phase includes a third building, slightly smaller in dimension, to allow appropriate geometry for a dry detention basin which drains towards the neighbor.

Wall pacs are proposed for lighting. The proposed gravel driveway goes around the storage buildings with asphalt pavement for the R.O.W. per MCDOT requirements. Mr. Tintera explained after contacting Chairman McAllister and Mr. Oberst, it is his understanding that the proposed gravel driveway around the buildings would not require an area variance from the Zoning Board of Appeals to obtain approval from the Planning Board. A SWPPP Report was prepared for full site buildout and presented to Mr. Oberst. A hard copy has been provided to the Town as well.

Mr. Tintera would be happy to answer any questions at this time.

Chairman McAllister asked for clarification of setbacks on the plans. Mr. Tintera stated the front setback is 100 ft., the rear setback is 60 ft., and there is a 50 ft. side setback to the western property line and a 30 ft. side setback to the eastern property line. A larger side setback to the west and adequate screening has been provided as there is a residence a couple lots away to the west.

Mr. Conradt arrived.

Chairman McAllister asked if the application submission was complete for accept for review. The Board agreed.

Moved by Mr. Hale, seconded by Mr. Minor, that the Brockport-Sweden Self Storage Site Plan be accepted for review.

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

The Public Hearing will be May 8, 2023.

Mr. Minor asked if the other self-storage buildings in Town have the same name. The Clerk will double check but believes Brockport-Sweden Self Storage is different from the other two. Mr. Conradt was able to create a website with that name.

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Stonebriar Glen South Site Plan

Chairman McAllister updated the Board that Andrew Spencer, BME Associates, had emailed to check if a Special Use Permit was an option for the proposed community storage building instead of a use variance. Planning Board Counsel will check but believes rezoning or use variance are the only options.

The Clerk confirmed with the Town Clerk that SEQRA approval was granted with the rezoning application on January 24, 2023.

Discussion also took place regarding the Village Zoning Board of Appeals public hearing held Thursday, April 6, 2023, regarding 180 South Avenue. Chairman McAllister stated the application was for an area variance but was clearly a use variance, and questioned whether SEQRA approval was done properly at the hearing. An Article 78 may be filed.

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk