

LEGAL NOTICE  
TOWN OF SWEDEN

NOTICE IS HEREBY GIVEN, that, pursuant to the provisions of Section 267 of the Town Law and the Zoning Ordinance of the Town of Sweden, a public hearing will be held by the Zoning Board of Appeals of the Town of Sweden, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 6 p.m. on Thursday, March 6, 2025, at 6 p.m., to hear all persons interested in the following:

Application of Samuel Simone, Simone's Properties LLC, 4740 Lake Road, Brockport, New York, for four (4) area variances. The applicant is proposing to construct a proposed 6-unit,  $\pm$ 5,060 sq. ft., townhouse building with access from Crestview Drive. The property is zoned MR-1, Multiple Residence, which requires properties to be 200 ft. long by 200 ft. wide and a 50 ft. rear setback. The following area variances are requested for the existing property lines: 199.39 ft. south property line (.61 ft. area variance), 118.26 ft. east property line (81.74 ft. area variance), 118.48 ft. west property line (81.52 ft. area variance), and 20 ft. rear setback (30 ft. area variance).

Town of Sweden Ordinance §175-39 MR-1 Multiple Residence District, B. Lot and area requirements shall be as follows: (2) Required lot area (a) Frontage: 200 feet and (b) Depth: 200 feet., (3) Required setbacks. (c) Rear: 50 feet. The property is owned by Simone's Properties LLC, tax account number 083.08-8-1.12.

Information is on file in the Town offices and may be inspected during regular business hours.

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Robert A. Carges, Chairperson  
Zoning Board of Appeals