

**TOWN OF SWEDEN
Planning Board Minutes
August 12, 2024**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 12, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Craig McAllister; Mathew Minor; Wayne Rickman; Peter Sharpe; David Strabel.

Absent: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., MRB, Town Engineer.

Also present: Kris Schultz, Schultz Associates; Sarah Costich, Costich Engineering; Kurt Overmyer; Robert Fitzgerald, Fitzgerald Engineering; Vince and Trisha Giglio.

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. Strabel, that the minutes of July 8, 2024, be approved.

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

Five Sons Subdivision and Amended Site Plan. 1356/1360 W. Sweden Rd. 113.01-1-4.11.113.01-1-4.12.

Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. Mr. Fitzgerald gave a quick overview. This is a lot line alteration, giving the existing house approximately fifteen acres and constructing a new two-bedroom home on the existing winery/brewery. The plan is to use the existing infrastructure such as the driveway and keep the property as natural as it is today.

An inground septic system is proposed for the new home. The lot line was moved to the south to keep the vineyards with the existing winery and maintain a fifteen-foot buffer around the existing grapes.

Mr. Strabel discussed the shared access easement. Mr. Fitzgerald stated because two different parcels exist currently there should already be an existing ingress/egress easement, which will need to be revised with the lot line changes. Chairman McAllister thought there should be three easements for the business and two houses all sharing the same access.

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Moved by Mr. Hale, seconded by Mr. Rickman, that the Five Sons Subdivision and Amended Site Plan be accepted for review.

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

The public hearing will be September 9, 2024.

V&T Giglio Subdivision and Site Plan. 369 Beadle Road. 099.04-2-9.9

Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. Applicants are present tonight. They are looking to relocate to the Town of Sweden and build a single-family home. They are seeking subdivision and site plan approval.

The proposed three-bedroom single-family home will be serviced by a raised fill septic system due to high bedrock and access off Beadle Road. A pole barn is proposed.

Chairman McAllister asked if the driveway was 20 ft. wide. Mr. Fitzgerald stated the driveway is approximately 414 ft. to the garage with a large turnaround at the garage. The Board discussed the need for a passing lane and what the dimensions are. The Fire Marshal will review the plans.

Mr. Fitzgerald added there are several mature trees shown on the plans which the applicants would like to save.

Moved by Mr. Hale, seconded by Mr. Dollard, that the V&T Giglio Subdivision and Site Plan be accepted for review.

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

The public hearing will be September 9, 2024.

Maier Resubdivision and Amended Site Plan. 2819 and 2827 Colby Street. 099.01-1-1.1, 099.01-1-1.2.

Kris Schultz, Schultz Associates, addressed the Board. He explained this project was approved previously by the Board as two lots. The new owners would like to build one house and merge the two lots into one. The previously approved septic system for one of the lots will be used and the house moved closer to the road.

Mr. Strabel confirmed with Mr. Schultz the revised plan shows the swale back to the ditch, which the neighbors should appreciate the simpler design.

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Mr. Minor confirmed with Mr. Schultz the previously approved shared driveway and easement are no longer needed and that the driveway is located in the same footprint.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Maier Resubdivision and Amended Site Plan be accepted for review.

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

The public hearing will be September 9, 2024.

Jiffy Lube Resubdivision, Site Plan and Special Use Permit. Brockport Spencerport Road/Owens Road. 084.01-1-19.42.

Sara Costich, Costich Engineering, addressed the Board. She explained the Town Engineer's comments dated July 8, 2024, were responded to. Ms. Costich stated of those responses, all were addressed except for four of them, one was technical in nature, two were related to stormwater and access easements, and the last one was sending a copy of the ACOE permit once received.

Chairman McAllister confirmed with Ms. Costich that the DEC Water Quality Certification joint permit was received and submitted to the Town and MRB. Correspondence was received from the ACOE reviewer who has the draft permit and will issue it after August 30.

Chairman McAllister stated Mr. Oberst mentioned the same outstanding four items. Ms. Costich will address the technical issue and revise the site plan. The easements will be provided for review and approval prior to the mylars being signed. The Town Attorney, James Bell, will review the easements as Planning Board Counsel Lester is representing the owner of the property. The Clerk will forward the easements to Town Attorney Bell when Ms. Costich has them ready.

Chairman McAllister stated if everything is addressed, the project could receive conditional approval at the September 9th or 23rd meeting.

Moved by Mr. Hale, seconded by Mr. Rickman, that the review of the Jiffy Lube Resubdivision, Site Plan and Special Use Permit be extended to the September 9th or September 23rd meeting.

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

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INFORMAL – Concept Sit Plan
4740 Lake Road/Crestview Drive

Kris Schultz, Schultz Associates, addressed the Board. He explained the applicant was granted rezoning approval by the Town Board from R1-2S to MR-1.

Chairman McAllister asked Mr. Schultz how many additional variances would be needed besides the three for minimum lot size requirements. Mr. Schultz agreed with the three variances and presented two options to the Board.

Option D has the parking for the townhouses behind the building which would not require any additional variances associated with the building footprint. Option B has the building facing Crestview Drive with the parking in front of the building, which is more typical. Each option has its pros and cons.

Option D, parking behind the building next to the existing plaza parking, impacts the neighbors on Crestview Drive a lot less. Landscaping can be provided along the Crestview Drive frontage.

There are six two-story townhomes that have small patios at grade level. Mr. Schultz does not have a preference, just looking for the Board's input. Mr. Strabel confirmed with Mr. Schultz that each townhouse will have a garage with an additional parking space outside.

Chairman McAllister stated his thoughts on orientation of the building. The building is going to be big and located right on the corner. The farther from the road it sits, the better the visibility. Option B, with the parking lot on the front, moves the building back the most and would be better. Vinyl white fencing would be proposed in the back of the building along the plaza property giving the residents privacy.

Option D was discussed but determined it was not the best choice.

Mr. Schultz confirmed with the Board that the consensus was Option B. He will go ahead and finish designing it to present to the Zoning Board of Appeals. If variances are granted, he will return to the Planning Board for approval.

Mr. Minor confirmed with Mr. Schultz that the building setback from the R.O.W. for Option D is sixty-four feet. Mr. Strabel added it makes more sense from a visibility standpoint to choose Option B.

Wolf Solar Farm Subdivision, Site Plan and SUP. 7484 Fourth Section Road.

Mr. Strabel is the commercial building inspector for this project. There is an issue with the landscaping which is preventing a certificate of compliance from being issued. The applicant planted the required trees that were approved by the Planning Board that act as a buffer to the Northview Subdivision. The farmer removed all the plantings in order to farm the area which was a loss of \$150,000.

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Mr. Strabel approved the plantings last spring, and now they are gone, and a certificate of compliance cannot be issued. Mr. Strabel has to hold the contractor accountable. The lease agreement needs to be reviewed to see if the farmer/owner has any right to remove the trees. It will have to be worked out between the farmer/owner and the contractor; it is a permit issue at this point. Mr. Strabel has discussed this with Lyle Stirk, Building Inspector, CEO.

OTHER

Mr. Strabel's last Planning Board meeting is tonight; however, he will stay on for the rest of the year as the Commercial Building Inspector.

Moved by Mr. Strabel, seconded by Mr. Hale, that the meeting be adjourned.

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

The Clerk announced that there were refreshments and treats for Mr. Strabel. The Board thanked him for his contributions to the Planning Board and wished him well.

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk