

**TOWN OF SWEDEN  
Planning Board Minutes  
September 23, 2024**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 23, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Craig McAllister; Mathew Minor; Wayne Rickman; Peter Sharpe.

Absent: David Hale; Richard Dollard.

Also present: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., MRB, Town Engineer; Kris Schultz, Schultz Associates; Travis D'Amico, BL Companies; Robert Fitzgerald, Fitzgerald Engineering; Vince and Trisha Giglio; Ali Yildiz and Wyster Desir, CVE.

Chairperson 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. Minor, seconded by Mr. Sharpe, that the minutes of September 9, 2024, be approved.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

**Mantisi Solar Farm Amended Site Plan. 7397 Fourth Section Road. 082.02-1-22.1.**

Wyster Desir, CVE, addressed the Board. CVE is the owner of the Mantisi solar farm at the corner of West Sweden Road and Fourth Section Road. Mr. Desir introduced Mr. Yildiz, who attended an informal meeting previously regarding the Mantisi project and the proposed relocation of trees.

Mr. Desir explained, with the guidance of this Board from the last meeting, the site plan was modified. The trees are now shown straight along the fence, north and south, resulting in the same visual barrier as before and leaving the scenic area open per the neighbor's request.

Moved by Mr. Minor, seconded by Mr. Sharpe, that the Mantisi Amended Site Plan be accepted for review.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

Chairperson McAllister suggested an expedited approval as the proposed changes for planting trees are minor.

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Moved by Mr. Minor, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Mantsi Solar Farm Amended Site Plan, located at 7397 Fourth Section Road, which was accepted for review on September 23, 2024, and

WHEREAS, the Planning Board has reviewed the Site Plan – Permit A, and Short Environmental Assessment Form,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Mantsi Solar Farm Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board determines the Mantsi Solar Farm Amended Site Plan is appropriate in the interest of the public health, safety and general welfare, and no undesirable change will be produced in the character of the neighborhood or no detriment to nearby properties will be created.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the public hearing be waived and the Mantsi Solar Farm Amended Site Plan be granted final approval, contingent upon all required signatures being obtained, and the Chairperson be authorized to sign the mylar.

Chairperson McAllister - Aye

Mr. Dollard - Absent

Mr. Hale - Absent

Mr. Minor - Aye

Mr. Rickman - Aye

Mr. Sharpe - Aye

**Mavis Discount Tire Store 2197 Site Plan. 6635 Fourth Section Road. 083.02-1-13.1.**

Travis D’Amico, BL Companies, addressed the Board.

Chairperson McAllister asked Mr. Oberst if there are any outstanding items. Mr. Oberst updated the Board that he completed his initial review and followed up with additional comments on the revised plans this past Friday. There are some final clean up items and follow up where the outside agencies stand.

Mr. D’Amico stated he received approval for stormwater management and will forward it to Mr. Oberst. When the remaining items are addressed, Mr. Oberst will be ready to sign. Mr. D’Amico added that he has everything ready for the outside agencies to sign. An application to NYSDOT has been made; waiting for review comments.

Moved by Mr. Minor, seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Mavis Discount Tire Store Site Plan, located at 6635 Fourth Section Road, which was accepted for review on March 11, 2024, and

WHEREAS, a public hearing was held by the Planning Board on April 22, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Project Information Form, comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Fire Marshal, and Monroe County Planning and Development,

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the Mavis Discount Tire Site Plan is an unlisted action, which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mavis Discount Tire Site Plan be approved contingent upon obtaining all required signatures, and the Chairperson be authorized to sign the mylar.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

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

Mr. Kris Schultz addressed the Board. The Town Engineer signed the mylar.

Moved by Mr. Minor, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Maier Resubdivision and Amended Site Plan, located at 2819 and 2827 Colby Street, which was accepted for review on August 12, 2024, and

WHEREAS, a public hearing was held by the Planning Board on September 9, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Project Information Form, comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, and Fire Marshal,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the Maier Resubdivision and Amended Site Plan are unlisted actions, which will not have a significant impact on the environment and grants the Maier Resubdivision Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Maier Resubdivision be granted final approval, contingent upon obtaining all required signatures, and the Chairperson be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Maier Amended Site Plan be approved contingent upon obtaining all required signatures, and the Chairperson be authorized to sign.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

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

Mr. Fitzgerald addressed the Board. Chairperson McAllister asked the Town Engineer for any additional comments. Mr. Oberst requested that the Town receive a copy of the access agreement so that Planning Counsel Lester can review it. Mr. Minor confirmed with Mr. Fitzgerald that the driveway widths were labeled on the site plan and noted.

Moved by Mr. Minor, seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Five Sons Subdivision and Amended Site Plan, located at 1356 and 1360 West Sweden Road, which was accepted for review on August 12, 2024, and

WHEREAS, a public hearing was held by the Planning Board on September 9, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Permit A Site Plan, Agricultural Data Statement, comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Fire Marshal, 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 pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the Five Sons Subdivision and Amended Site Plan are unlisted actions, which will not have a significant impact on the environment and grants the Five Sons Subdivision Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Five Sons Subdivision be granted final approval, contingent upon obtaining all required signatures, and the Chairperson be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Five Sons Amended Site Plan be approved contingent upon obtaining all required signatures, and the Chairperson be authorized to sign.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

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

Mr. Fitzgerald addressed the Board. Chairperson McAllister asked Mr. Oberst for an update. Mr. Oberst stated all concerns have been addressed.

Moved by Mr. Minor, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the V&T Giglio Subdivision and Site Plan, located at 369 Beadle Road, which was accepted for review on August 12, 2024, and

WHEREAS, a public hearing was held by the Planning Board on September 9, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, Permit A Site Plan, Agricultural Data Statement, comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Fire Marshal, and Monroe County Planning and Development,

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the V&T Giglio Subdivision and Site Plan are unlisted actions, which will not have a significant impact on the environment and grants the V&T Giglio Subdivision Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the V&T Giglio Subdivision be granted final approval, contingent upon obtaining all required signatures, and the Chairperson be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the V&T Giglio Site Plan be approved contingent upon obtaining all required signatures, and the Chairperson be authorized to sign.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

**INFORMAL**

**Wolf Solar Farm Subdivision, Site Plan and Special Use Permit. 7484 Fourth Section Road.**

Ali Yildiz and Wyster Desir, CVE Engineering Department, addressed the Board. They met with Mr. Wolf, the property owner, and he agreed to move the trees to along the fence line on the solar farm leased area.

Mr. Yildiz pointed out to the Board on the plan provided the proposed changes. He explained that Mr. Wolf needs a 60 ft. wide area to get through to the back of the property to continue farming. The area is near the tip of the wetland.

Mr. Yildiz stated the topography map shows that the solar farm facing towards the Northview neighborhood is too low with or without the trees planted to be seen. Chairperson McAllister's concern is that the approved trees were a buffer to the Northview neighborhood and removed by the owner's farmer, and now the trees per the revised drawing, are not needed.

Mr. Oberst asked Mr. Desir if he could provide a line of sight drawing from the houses to demonstrate the visual impact considering the topography. Mr. Yildiz stated he will provide a few line-of-sight drawings for a good representation. Mr. Oberst suggested sending the drawings ahead of time before the next meeting to determine also if more trees will need to be planted.

Mr. Rickman asked if it does not provide a buffer, can the trees go straight down the line as discussed at the last meeting. Mr. Minor asked Mr. Desir what the type of trees are. Yildiz will discuss this with the landscape specialist. Discussion took place.

Moved by Mr. Minor, seconded by Mr. Rickman, that the meeting be adjourned.

Chairperson McAllister - Aye  
Mr. Dollard - Absent  
Mr. Hale - Absent  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Aye

Respectfully submitted - Phyllis Brudz, Planning Board Clerk