

TOWN OF SWEDEN
Planning Board Minutes
June 9, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 9, 2025, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members Present:

- Richard Dollard
- David Hale
- Mark Horschel
- Craig McAllister
- Matthew Minor
- Peter Sharpe

Members Absent:

- Wayne Rickman

Also Present:

- Nat O. Lester, III, Planning Counsel
- James Oberst, P.E., MRB, Town Engineer
- Lyle Stirk, Building Inspector
- Kris Schultz, Schultz Associates

Chairperson McAllister called the meeting to order at 7 p.m. and asked everyone present to say the Pledge of Allegiance.

Correspondence was distributed to Board members for review.

Approval of Minutes:

Motion: Moved by Mr. Dollard, seconded by Mr. Hale, that the minutes of May 12, 2025, be approved.

Vote: Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Absent
Mr. Sharpe – Aye

Motion carried.

Simone's Properties LLC Site Plan. 4740 Lake Road. 083.08-8-1.12.

Kris Schultz, Schultz Associates, addressed the Board. He explained that the ZBA granted the requested variances. Mr. Schultz stated that after considerable effort, the ZBA agreed with the rationale presented and the recommendation of the Planning Board.

Mr. Schultz distributed final site plan copies to the Board. He stated one of the last issues from the site plan review was the RG&E utility pole located on the corner of the property. Currently, there is no easement in place. RG&E will approach the owner to obtain an easement for its traffic signal post.

TOWN OF SWEDEN
Planning Board Minutes
June 9, 2025

Chairperson McAllister requested an easement be obtained for the Town of Sweden sign located in the ROW. Mr. Horschel further discussed the location of the Sweden Village Sign. Mr. Stirk confirmed with Mr. Horschel that it is in the ROW.

Mr. Oberst asked for a status of the hydrant. Mr. Schultz stated MCWA has the plans for signing and will check with them to see if an easement is required. Chairperson McAllister asked if the hydrant was private or public. Mr. Schultz stated the hydrants are connected to the main water line and are likely not private. He added that before the plans are given to Mr. Oberst for signing, the easements will be noted in the plans. Mr. Oberst agreed.

Mr. Oberst asked if an Engineer's Report was completed regarding whether sprinklers would be required. Mr. Schultz believed Mr. Dave Matt had completed it but will verify and provide it prior to signing the plans.

Chairperson McAllister stated he did not see anything else to discuss and suggested moving forward with conditional final approval.

Resolution:

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Simone's Properties, LLC, Site Plan, located at 4740 Lake Road, which was accepted for review on November 25, 2024, and

WHEREAS, a public hearing was held by the Planning Board on January 13, 2025, and all persons wishing to be heard were heard, and

WHEREAS, the Zoning Board of Appeals granted the four (4) requested area variances on May 15, 2025, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and the comments of the Town Engineer, Fire Marshal, Highway Superintendent, Environmental Conservation Board, 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 Simone's Properties, LLC, 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 site plan be approved, contingent upon receiving all required signatures, and the Chairperson be authorized to sign.

Discussion: The Clerk confirmed with Mr. Hale that the resolution should include that the requested area variances were granted on May 15, 2025.

Vote: Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale - Aye

Mr. Horschel - Aye

Mr. Minor - Aye

Mr. Rickman - Absent

Mr. Sharpe - Aye

Motion carried.

TOWN OF SWEDEN
Planning Board Minutes
June 9, 2025

INFORMAL

Highlands of Sweden-Transit Way Subdivision

Chairperson McAllister stated that he was part of a discussion with Mr. Schultz where the proposed four-story apartment buildings were discussed. His comments were related to the property located behind the proposed four-story buildings in that there would be no height objection as it is a cemetery.

Mr. Schultz distributed concept drawings of the proposed development to the Board. He explained that proposing two four-story buildings frees up more area for green space or recreation amenities. The drawings show the continuation of townhomes from Wood Trace and required parking of two spaces per apartment.

Mr. Schultz confirmed with the Fire Marshal that with the apartment buildings sprinkled, the fire department could handle a fire if that happened. He added that since the proposed height exceeds the 36 ft. maximum, an area variance would be required from the Zoning Board of Appeals (ZBA). It would make sense to make an application to the ZBA first if the Planning Board agrees the plan looks reasonable.

Chairperson McAllister asked whether soil testing would be necessary for a four-story building. Mr. Schultz confirmed with Mr. Oberst that geo-technical testing would need to be done. The property is part of the Niagara Escarpment which is known for its bedrock. Poor soil would indicate how deep the piers would go down. The property is free of wetlands.

Mr. Horschel asked if Mr. Schultz was familiar with any soil bores completed on the Sporting Dogs/Petsmart property. Mr. Schultz stated he was part of the last phase of development there and the soil is mostly clay/sand and has no concerns.

Chairperson McAllister asked if an official application would be submitted to the Planning Board prior to making application to the ZBA. Mr. Schultz would like to go to the ZBA first. He feels the plan has merit and is the best location in the town for a four-story apartment building. Mr. Hale asked if there was a market for all these apartments. Chairperson McAllister stated there is a waiting list for other similar developments in town.

Mr. Minor queried how many units are in each building. Mr. Schultz stated there is a total of 164 units; 64 apartments in each building, the remainder four- and five-unit town homes.

Mr. Oberst asked how stormwater would be handled. Mr. Schultz stated the large pond to the north will be used as it was sized originally for the whole build-out of the Transit Way development project. New water quality issues will be looked at. Part of the design review is looking at what has changed since the original design and recommend modifications. Mr. Horschel confirmed with Mr. Schultz that the Wal-Mart Pond is privately owned. Existing drainage patterns would stay the same.

Mr. Horschel stated with all these apartments, does the Town have any requirements for recreational areas, such as playgrounds? The Town has a Rec Fee to support recreational areas, existing and proposed.

Mr. Minor asked about the elevation change from Transit Way. Mr. Schultz estimated it at 35 to 40 ft. With the big elevation change, what can be done to leave everything the way it is? Mr. Schultz stated that because of the slope and everything else, it cannot be used for anything but landscaping and buffering. Construction can be completed without clearing. The land is very flat so no retaining wall will be required.

TOWN OF SWEDEN
Planning Board Minutes
June 9, 2025

Mr. Oberst confirmed with Mr. Schultz that Mr. Hogan still owns Lot 2. Lot 3 is located across Transit Way.

Mr. Horschel confirmed with Mr. Schultz that the required maximum height is 36 ft. Mr. Schultz stated the four-story buildings will be approximately 50 ft. high depending upon whether it is to the peak of the roof or eave line. An architect will show the elevations for the application to the ZBA. Mr. Schultz will present various shots from the various intersections. Discussion followed regarding the different existing buildings in town that may be comparable. Mr. Horschel asked what the approximate difference in elevation is from the back property line to the top of the hill. Mr. Schultz stated approximately 50 ft.

Planning Counsel Lester stated the ZBA relies heavily on the recommendation of the Planning Board. Without that, the applicant may have some difficulty. Mr. Schultz understands and will prepare the elevations and make sure he has a strong argument for granting of the variances prior to applying, which he would like to do first, then the Planning Board.

Mr. Oberst asked if there is adequate water pressure for a four-story building. He understands that if not a booster will be needed.

Chairperson McAllister understands there is minimum detail on the plans as the concern is whether the Board has any opposition to a four-story building. He does not see a significant impact as a three-story or four-story building will be visible from the road.

Mr. Dollard stated there will be a lot more pedestrian traffic with all the development in the area. Mr. Schultz agreed and stated the sidewalks will continue.

Mr. Minor is not a fan of the four-story building; there is no other place in the town where there is one except the college. Mr. Hale is not either. Mr. Minor added there is a tremendous number of cars that go through Talamora Trail. Mr. Schultz stated there will be the same number of units, parking, and density with either three-story or four-story buildings. Mr. Minor asked if the apartments would be sprinkled. Mr. Schultz stated yes, it is required.

Mr. Sharpe agrees that there is no impact with three-story or four-story buildings. He added that looking at a four-story from the ground up is more like 60 ft., which is a lot of building. Mr. Sharpe clarified that if he stands in the cemetery, he will see the back of the building. Mr. Schultz will provide aerials.

Mr. Horschel stated he would prefer three-story buildings. Mr. Dollard stated no four-story, it is too much. He asked if there would be balconies. Mr. Schultz stated yes.

Chairperson McAllister recommended waiting to see four-story elevations to determine what the impact will be.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting at 7:45 p.m.

Discussion: Mr. Minor asked for an update on open projects. The Clerk stated Transit Way Subdivision was signed tonight. Mr. Oberst signed 7 Brew Coffee Site Plan and is waiting for O'Reilly Auto Parts to complete its infiltration testing prior to signing. Chairperson McAllister stated there may be a future site plan for a telecommunications tower adding a 10 ft. pole extension. The Clerk noted there is a Tier 1 rooftop solar application requiring site plan approval as it does not meet

TOWN OF SWEDEN
Planning Board Minutes
June 9, 2025

Vote: all criteria in the solar code. Chairperson McAllister stated the application should go to the ZBA.
Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Absent
Mr. Sharpe – Aye

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk