

TOWN OF SWEDEN
Planning Board Minutes
September 22, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 22, 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
- Wayne Rickman
- Peter Sharpe

Also Present

- Nat O. Lester, III, Planning Counsel
- Robert LaPoint, Residential Building Inspector
- Terry Ekwel, Commercial Building Inspector, BCM Consulting
- Kris Schultz, Schultz Associates
- Ian Kuchman, McMahon-LaRue
- Adam Colton, DDS Companies
- Jeff Bocach, Advantage Federal Credit Union
- Jeff Ladue, Form2Architecture
- Tony Cilino, Chateau at Heritage Square

Also Absent

- James Oberst, P.E., MRB, Town Engineer

Call to Order

Chairperson McAllister called the meeting to order at 7 p.m. and led the Pledge of Allegiance. Correspondence was distributed to Board members for review.

Approval of Minutes

Motion: Moved by Mr. Hale, seconded by Mr. Minor, that the minutes of September 8, 2025, be approved.

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

Motion carried.

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Hall Subdivision and Site Plan. 101 Beadle Road. 099.04-2-8.2

Adam Colton, DDS Engineers, addressed the Board. He is representing Mr. Kevin Hall for a site plan and subdivision approvals. The applicant is proposing to create two lots. The smaller lot, Lot A, is 150,000 sq. ft. The applicant proposes to construct a three-bedroom house with access off Beadle Road, serviced by a private septic system and private well. He would be happy to answer any questions.

The Board had no further questions at this time.

Motion: Moved by Mr. Hale, seconded by Mr. Rickman, that the Hall Subdivision and Site Plan be accepted for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The public hearing will be held on October 27, 2025.

Advantage Federal Credit Union Subdivision and Site Plan. 4617/4607 Lake Road. 083.08-2-5/083.08-2-6

Ian Kuchman, McMahon-LaRue, addressed the Board. He stated the project was submitted informally a month ago and nothing has changed substantially. Mr. Kuchman asked for clarification why the project was before the Board tonight; for acceptance or the Board has additional questions. Chairperson McAllister clarified that the purpose of tonight's meeting was to officially accept the project for review.

Mr. Hale asked if anything interesting had changed. Mr. Kuchman stated it was not interesting, but the design was completed as a redevelopment project maintaining the existing structure and a full site upgrade. The properties will be combined and the storm infrastructure, catch basins, and the entire parking configuration will be rebuilt.

Mr. Dollard inquired if there would be any changes to the drive-through area and overhead canopy. Mr. Kuchman stated the overhead canopy will remain.

The Board had no further questions at this time.

Motion: Moved by Mr. Hale, seconded by Mr. Dollard, that the Advantage Federal Credit Union Subdivision and Site Plan be accepted for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The public hearing will be held on October 27, 2025.

The Highlands at Sweden Subdivision and Site Plan. Transit Way. 084.01-1.008

Kris Schultz, Schultz Associates, addressed the Board. After several informal meetings with the Board, the applicants are proposing three, 3-story apartment buildings and a few townhouse buildings. The rest is similar to what was originally proposed, including retaining a bunch of original trees on the north side of the site. Wood Trace will continue as a dedicated roadway to Transit Way.

Mr. Schultz stated a variance will be needed for the building height as it is just over the required building height at around 38.5 ft. The site design is complete.

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Motion: Moved by Mr. Hale, seconded by Mr. Rickman, that the Highlands of Sweden Subdivision and Site Plan be accepted for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The public hearing will be held on October 27, 2025.

Senior's Choice Cottages at Heritage Square-Phase 1 Site Plan. Isla Way. 068.03-1-18.002

Mr. Schultz continued discussion on this project. He explained MRB had a thorough SWPPP Review; a few comments remain to be addressed, but otherwise everything is in order.

Chairperson McAllister asked the Board if it were comfortable with the project status, he would entertain a motion for a conditional approval.

Resolution:

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Senior's Choice Cottages at Heritage Square-Phase 1 Site Plan, located on Isla Way, which was accepted for review on August 11, 2025, and

WHEREAS, a public hearing was held by the Planning Board on September 8, 2025, and all persons wishing to be heard were heard, 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.

WHEREAS, the Town Board, on October 10, 2006, as part of the rezoning of the entire parcel, declared itself Lead Agency and determined the application was an unlisted action which would not have a significant impact on the environment,

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.

Vote: Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor – Aye

Mr. Rickman - Aye

Mr. Sharpe - Aye

Discussion: The Clerk advised the Board that the SEQRA approval was already granted with rezoning approval, and the project is for site plan approval only. Mr. Hale asked the Clerk to correct the SEQRA and subdivision motions. Mr. Minor asked for clarification regarding outstanding SWPPP items. Mr. Schultz explained outstanding items are technical and with SEQRA previously granted, the project is in good standing.

Motion carried.

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Sweden Ogden TL Road Subdivision, Site Plan, Special Use Permit. 441 Sweden Ogden TL Road.099.04-2-2.21

Chairperson McAllister stated this project was tabled at the last meeting and there is no new activity for tonight's meeting.

Mr. Hale explained there are two formats for tabling a project. The Board can table the project until the next meeting and include it on the next meeting's agenda or just table it which would require a separate motion to remove it from the table. Chairperson McAllister requested it be tabled.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, that the Sweden Ogden TL Road Subdivision, Site Plan, Special Use Permit be tabled.

Vote: Unanimous – Aye (7-0)

Motion carried.

Carr Subdivision and Site Plan. 219 Gallup Road. 070.01-2-9

Chairperson McAllister stated this project was tabled at the last meeting and there is no new activity for tonight's meeting. Mr. Schultz is waiting to hear from NYSDEC regarding wetland delineation for the site.

Motion: Moved by Mr. Minor, seconded by Mr. Sharpe, that the Carr Subdivision and Site Plan be tabled.

Vote: Unanimous – Aye (7-0)

Motion carried.

INFORMAL

Owens Road Flex Business Development

Jeff Ladue, Form2Architecture, thanked the Board for its time. He referenced the narrative handed out to the Board for a proposed project located on Owens Road near the Lowe's property. The property is in a B-1, Retail-Commercial Zoning District. The developer is in the research stage of development and is having some discussions with the owner of Lowes, who is initially onboard.

Chairperson McAllister confirmed with Mr. Ladue that the owner of Lowes has a say in the lease agreement to the type of development that goes in next to it. He also explained that the code states once the primary building is built in a plaza, any future buildings cannot be built in front of the primary building. The rendering submitted shows buildings in front of buildings which are not permitted. Depending on what is proposed, light or heavy industrial zones may be required, and not meet the buffer and setback requirements.

Mr. Ladue stated the proposed site would be a separate subdivided lot from the Lowe's property. The idea is not to create a plaza. Chairperson McAllister stated the separate lot would still be part of the plaza, which was set by the owner of the property when the Lowe's project was approved with the existing setbacks.

Chairperson McAllister pointed out that the information presented does not show the delineation of wetlands but shows the creek that runs through the property. Depending on the type of wetlands, a 100 ft. buffer could be required. Mr. Ladue stated he is aware there are wetlands. A survey has not been provided as this is a preliminary discussion.

Chairperson McAllister reiterated that placing a building in front of another is not allowed under current zone. Mr. Ladue stated that it would be addressed. Currently, the building sizes are set primarily per sprinkler requirements and zoning.

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Chairperson McAllister confirmed with Mr. Ladue that the proposed building sizes were determined so as not to have to be sprinkled. Mr. Ladue added that it could change if the orientation of the building changes. The typology of the proposed flex buildings from a services point of view and owner standpoint is to provide an environment that has flexibility from day one and down the road for a low-cost service on an as needed basis. Mr. Ladue stated studies were done using Heavy Industrial, I-1, zoning setbacks to push the building farther away from the property lines. Chairperson McAllister stated multiple zoning districts/uses are not permitted within a property.

Terry Ekwel, Commercial Building Inspector, stated there is no designation in the building code for a flex building. The occupancy is either B, S1, or S2, storage. With those types of occupancies and a building that exceeds 12,000 sq. ft., the code automatically requires a sprinkler system, does not matter the type of business inside the unit. Down the road, a unit may have to be sprinkled.

Mr. Ladue stated initially the plan is to not have to provide fire protection. Mr. Ekwel stated that it is not going to be possible, because the size of the units for sprinkling has already been exceeded. Hydrants must be shown.

Chairperson McAllister stated the proposed access is provided through an internal road of another property to a landlocked parcel. Mr. Ladue stated that the access shown may not stay due to other parties' involvement. Chairperson McAllister stated that it is a hurdle that will have to be addressed.

Chairperson McAllister suggested mixed zoning which would involve the Town Board for rezoning.

Mr. Dollard asked why a truck washing business, eventually a truck stop? Mr. Ladue stated vehicle washing businesses are an enterprise. Every day vehicles have become larger, pick-up trucks, service vehicles, small vans, tractor trailers do not have access to a car wash. It is a glorified laser wash for larger vehicles, not a truck stop. Mr. Dollard added that the proposed development would include a lot of water and drainage.

Mr. Minor confirmed with Chairperson McAllister that the site would have its own drainage requirements as a separate parcel.

Mr. Minor asked if Mr. Ladue is up to speed with the traffic flow in the Lowe's Plaza. Ingress/egress is off Owens Road including an internal road with an ingress only off Rte. 31. Mr. Horshel stated none of the turning radius is set up for semi tractor trailer vehicles. Mr. Ladue stated initially an estimate of 25 vehicles per day was determined for a non-fleet truck wash service.

Mr. Dollard stated there is a lot of traffic on Owens Road due to the manufacturing businesses on it. Mr. Horshel added that the estimate is a wild guess without any historical data.

Chairperson McAllister summarized that Mr. Ladue is here tonight to see what works and what doesn't work in the current zone. He reiterated the applicant may want to discuss the proposed project with the Town Board to see what type of zoning would work best.

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Chairperson McAllister asked if Robert LaPoint, Residential Building Inspector, had any thoughts. Mr. LaPoint stated he has not seen the plans to date because it is a commercial project.

The Board continued to discuss surrounding properties to the north and west, zoning, and wetland matters, rezoning versus incentive zoning. Mr. LaPoint added that when petitioning the Town Board for rezoning, the Board has to be careful not to create spot zoning. An informal meeting with the Town Board was recommended. Mr. Ekwell stated that there's not enough information yet, but the idea of a flex business has been around for a while. If it were not for the wetlands, it would be a much simpler development.

Mr. Minor asked the Clerk if there were any projects expiring. The Clerk stated the Hess Subdivision and Site Plan at the end of October. The Clerk has informed the engineer of record for the project, and an extension will be requested if applicable.

Other

Chairperson McAllister attended an informal meeting regarding a proposed solar farm at Sweden Walker Road and East Avenue on the west side. The developers are looking to install two (2) twenty-acre solar farms and did not realize subdivision approval would be required.

The developers will take the subdivision information and meet with the owner of the property to discuss an application for one instead of two solar farms.

Mr. Horschel was under the impression that there would be no more new solar farms in the town. Chairperson McAllister stated that there have not been any new applications since the Kreher Solar Farm; however, it could have been due to National Grid saying there was not enough existing power to add any new farms until upgrades are done.

Chairperson McAllister confirmed with Mr. Horshel that three out of the four approved solar farms are operating and the last one, Kreher Solar Farm, recently broke ground before losing its approval.

Adjournment

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting at 8 p.m.

Vote: Unanimous – Aye (7-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk