

TOWN OF SWEDEN
Planning Board Minutes
February 10, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 10, 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.

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

Also present: Richard Maier, Maier Land Surveying; Steve and Candy Thompson

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. Dollard, seconded by Mr. Rickman, that the minutes of January 27, 2025, be approved.

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

Moved by Mr. Minor, seconded by Mr. Dollard, that the regular meeting be adjourned to the public hearing.

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

The public hearing began at 7:01 p.m.

Chairperson McAllister waived the reading of the legal notice.

Thompson Subdivision, 43 High View Circle/178 Gary Drive. 084.01-1-25.113/084.05-12-33.

Richard Maier, Maier Land Surveying, addressed the Board. Steve and Candy Thompson, property owners, were present.

The applicants own both lots, one lot fronting High View Circle and the other one Gary Drive. The applicants do not have enough room on the High View Circle property for a storage structure and are proposing to merge both lots.

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Mr. Maier stated he addressed Mr. Oberst's review comments and has shown the proposed area of the shed on the plan, which is well within the required setbacks.

Chairperson McAllister asked if there was anyone present from the public with comments, questions, or concerns regarding this application. There were none.

Moved by Mr. Minor, seconded by Mr. Rickman, to adjourn the public hearing to the regular meeting.

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

The public hearing ended at 7:03 p.m.

The Board continued to review this application. Chairperson McAllister stated he spoke with Mr. Oberst, and he has completed his review and is ready to sign.

Chairperson McAllister stated this is only a merger of two lots that were previously subdivided.

Moved by Mr. Hale, seconded by Mr. Horschel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Thompson Subdivision, located at 43 High View Circle/178 Gary Drive, which was accepted for review on January 13, 2025, and

WHEREAS, a public hearing was held by the Planning Board on February 10, 2025, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form and comments of the Town Engineer,

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 Thompson Subdivision is an unlisted action, which will not have a significant impact on the environment and grants the Thompson Subdivision Preliminary Approval, and

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

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

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Mr. Horschel explained his concern that if the applicants were to install a six-foot-high fence around the perimeter of the newly merged rear yard, the fence would obstruct visibility for the neighbors backing out on either side of Gary Drive. Chairperson McAllister stated, in this case, there is an existing fence just past the previous rear lot line of 43 High View Circle.

Chairperson McAllister plans to bring this concern up at the next code review committee meeting. Mr. Stirk, Code Enforcement Officer, added that he is going through the entire code and plans to address a lot of issues. The Board discussed the definition of a corner lot, and some recommendations were made.

Discussion took place regarding drainage and making sure elevations are certified according to the approved site plan. Various examples were given where a certified elevation at the time of the footer inspection would have prevented future issues with drainage. Currently, as-builts are only required when the project is complete.

OTHER

Owens Road Self Storage Subdivision and Site Plan – Phase 1. 90 Owens Road. 084.01-1-19.141/19.145

The Board discussed that the project received conditional final approval May 13, 2024. A 90-day extension was granted November 25, 2024, which expires February 2025. The easements have not been completed and filed to date.

Chairperson McAllister consulted with Planning Counsel Lester that if the easements cannot be completed and filed by the February 24, 2025, meeting, the Board shall reject the project without prejudice and the applicant will have to start over with approvals. The Board agreed.

Moved by Mr. Sharpe, seconded by Mr. Rickman, that the Planning Board shall reject without prejudice the Owens Road Self Storage Subdivision and Site Plan – Phase 1 if the easements are not completed and filed by February 24, 2025.

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

Moved by Mr. Hale, seconded by Mr. Dollard, to adjourn the meeting at 7:40 p.m.

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk