

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**March 24, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 24, 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.

Absent: Peter Sharpe.

Also present: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., MRB, Town Engineer; Larry Adler, Brew Team NY; John Sciarabba and Tucker Velepec, LandTech.

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. Horschel, that the minutes of March 10, 2025, be approved.

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

**Hess Subdivision and Site Plan. Redman Road. 083.03-1-25.11.**

Tucker Velepec, Land Tech, addressed the Board. He is here on behalf of Evan Hess who recently purchased the property, 10 acres on the east side of Redman Road, approximately 2,000 ft. south of State Route 31. The site is serviced by public water. A private septic system, raised filled leach field, is proposed. There is a power line going through the back side of the property, which is serviced by several different companies. On the south side of the property, there are DEC wetlands and a buffer zone with silt fence shown. No construction will be done within the zone.

The applicant is proposing to build a three-bedroom house with an attached two-car garage. The house will be set back approximately 206 ft. from the ROW of Redman Road. A barn is also proposed on the north side of the property, approximately 41 ft. for the side setback. The property is zoned R1-2 and meets all code requirements for this zoning.

The house has been raised approximately five feet above Redman Road due to the proposed raised fill septic system. A sump pump in the basement is also proposed.

Mr. Velepec stated he would be happy to answer any questions.

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Mr. Horschel stated the zoning notes for proposed minimum setback required as 40 ft. should state greater than 40 ft., not less than 40 ft. On sheet one of two, Mr. Horschel stated the silt fence is on the wrong side of the ditch, the back side, should be the front side to prevent sediment from getting in the ditch.

Chairperson McAllister asked if there were any more questions, comments, or concerns. There were none.

Moved by Mr. Minor, seconded by Mr. Rickman, that the Hess Subdivision and Site Plan be accepted for review.

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

The public hearing will be April 28, 2025.

**7 Brew Coffee Site Plan. 6517 Brockport-Spencerport Road. 084.01-1-4.2.**

Larry Adler, Brew Team NY, addressed the Board. He informed the Board that a work plan was submitted to DEC today. Mr. Adler forwarded an email to the Clerk from the environmental engineer to the DEC which stated the work plan could be reviewed in about a week, but the attachment did not go through. He submitted a copy of the letter to the Board confirming the work plan was submitted to the DEC. Mr. Adler submitted a highway work permit application to the DOT, and it is under review.

Chairperson McAllister asked Mr. Oberst for a status update. He received revised plans last week and minor revisions have been addressed as well as the dumpster location was adjusted to eliminate potential sight distance issues. Mr. Oberst stated an overview of the site was completed. He asked the Board if it wanted it to be incorporated with the plan set which does not have a title block on the sheet. Mr. Oberst concluded that other than that, all comments have been addressed. Chairperson McAllister requested a title block be added to the site overview.

Mr. Horschel mentioned his request to change the wording “construction” to “contraction” still needs to be addressed from last meeting’s minutes. Mr. Adler will make sure it is taken care of.

Mr. Minor asked for clarification regarding the pavement signage to stop exiting the site and actual stop signs. Mr. Adler stated they should both be shown on the plan. He referred to the Board the Striping Plan, 6.1. The Board reviewed the signage notes. Mr. Minor stated there are stop signs at both exits and “do not enter signs.” There is an option to go either way at the southern exit. The exit lanes are staggered because of the beverage delivery trucks. Customers can use either lane to exit.

Chairperson McAllister stated the DEC approval is the only outstanding item. Mr. Adler is hoping to receive a conditional final approval tonight contingent upon DEC’s approval. Mr. Adler added that the DEC is only expecting approximately 25 cubic yards of fill that may be tainted because of the previous remediation that was done.

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Chairperson McAllister confirmed with Mr. Adler that there are no easements to be filed as this is a leased premise.

Mr. Minor asked if there were any elevation drawings. Mr. Adler directed the Board to plan drawings, A2.1 and A2.2. It is a brick look, dark brown tone, which is very good and durable. Dumpster enclosure elevations are included, which matches the brick look of the building. Colored renderings were included in the informal meeting, not the official submission package. Mr. Minor confirmed with Mr. Adler that the building canopy is 41.82 ft. from the leased line. Mr. Adler stated that the company opted to use building material that is a higher prototype because of some other towns' comments that the building looks like a manufactured building.

Mr. Minor asked for a status on DOT work. Mr. Adler stated DOT work includes taking away the entrance and eliminating the dip in the sidewalk that went across the entrance. This will level the sidewalk and elevate the curb in that section.

Chairperson McAllister asked if existing connections are being used to avoid excavating in contaminated areas. Mr. Adler stated that it is included in the work plan that if new work must be done there will be an environmental monitor on site to perform ionization testing. If any contamination is found, it will go to a separate landfill.

Chairperson McAllister asked if there were any more questions, comments, or concerns. There were none.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the 7 Brew Coffee Site Plan, located at 6517 Brockport-Spencerport Road, which was accepted for review on January 27, 2025, and

WHEREAS, a public hearing was held by the Planning Board on February 24, 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 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 the 7 Brew Coffee 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 7 Brew Coffee Site Plan be approved, contingent upon DEC's review of the existing work plan and resolution of its comments and all signatures are obtained, and the Chairperson be authorized to sign.

Discussion: Mr. Minor stated if any issues arise, would the site plan need to be returned to the Planning Board. It was determined to handle it at the time an issue arises. Mr. Adler will revise the title block as discussed above prior to the Town Engineer signing the mylar.

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

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Mr. Rickman - Aye  
Mr. Sharpe – Absent

**OTHER**

**Owens Road Self Storage Subdivision and Site Plan-Phase 1 Easements**

Chairperson McAllister stated the project received conditional final approval that expires today because the proposed easements have not been filed.

Moved by Mr. Rickman, seconded by Mr. Hale, that the Owens Road Self Storage Subdivision and Site Plan – Phase 1 be rejected without prejudice.

Discussion: Mr. Minor asked what the original dates of approval for this project were. The Clerk stated the project was accepted for review on December 11, 2023, public hearing, January 22, 2024, SEQRA, April 22, 2024, Preliminary and Conditional Final, May 13, 2024, 3-Month Extension, November 25, 2024, 1-Month Extension, March 24, 2025.

Chairperson McAllister queried the Board if final approval for the subdivision only be granted final approval since the outstanding easements are for site plan approval. The Board discussed and determined that the subdivision and site plan be kept together as it was originally submitted.

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

Mr. Minor asked if there were any other projects close to expiring. The Clerk stated the only project close to expiring is the Harter-Kellogg Subdivision and that mylar was signed before the meeting.

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

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

Respectfully submitted,  
Phyllis Brudz, Planning Board Clerk