

TOWN OF SWEDEN
Planning Board Minutes
April 14, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 14, 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

Members Absent:

- Wayne Rickman
- Peter Sharpe

Also Absent:

- Nat O. Lester, III, Planning Counsel
- James Oberst, P.E., MRB, Town Engineer

Also Present:

- 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 March 24, 2025, be approved.

Vote: Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor - Aye

Mr. Rickman - Absent

Mr. Sharpe - Absent

Motion carried.

Transit Way Subdivision. Transit Way. 084.01-1-1.005.

Mr. Schultz presented a proposal on behalf of clients purchasing a portion of property owned by Mr. Daniel Hogan. The parcel in question is located on the south side of Transit Way and includes a 60 ft. right-of-way (ROW) to Transit Way. The project leaves an additional lot that conforms to commercial zoning requirements. There is potential for one or two future lots on the north side of Transit Way. The lot on the south side is under contract for engineering of a multi-family residential development.

TOWN OF SWEDEN
Planning Board Minutes
April 14, 2025

Chairperson McAllister confirmed that Wood Trace is a dedicated road and will continue through the proposed lot on the south side, connecting to the 60 ft. ROW.

Clarification was requested regarding a small additional lot created on the south side. Mr. Schultz explained that Monroe County regulations no longer allow properties to cross a dedicated road, resulting in the need to create a separate lot on the north side. The small lot on the south side is the remaining portion of the larger parcel being subdivided.

Chairperson McAllister inquired about the land to the west of the parcel. Mr. Schultz clarified that this land is not owned by Mr. Hogan, but by Brockport NCP, LLC. The Board discussed surrounding features, including a mound of dirt and wooded areas. It was determined that the dirt mound is located on the Sporting Dog's property.

Mr. Schultz stated that a total of three lots are being created in the proposed Transit Way Subdivision.

Motion: Moved by Mr. Hale, seconded by Mr. Dollard, that the Transit Way Subdivision be accepted for review.

Discussion: Mr. Minor asked if the subdivision name was confirmed. Mr. Schultz stated that subdivision names are verified with Monroe County before being added to plans.

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

Motion carried.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting at 7:30 p.m.

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

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk