

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**April 28, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 28, 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

**Members Absent:**

- Peter Sharpe

**Also Present:**

- Nat O. Lester, III, Planning Counsel
- James Oberst, P.E., MRB, Town Engineer
- Tucker Velepec, Land Tech
- Evan Hess
- Others present but did not sign in

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. Horschel, that the minutes of April 14, 2025, be approved.

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

**Motion carried.**

**Public Hearing:**

**Motion:** Moved by Mr. Minor, seconded by Mr. Rickman, that the regular meeting be adjourned to the public hearing at 7:03 p.m.

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

**Motion carried.**

Chairperson McAllister asked if there was anyone present with questions, comments, or concerns related to this project. There were none.

**Motion:** Moved by Mr. Hale, seconded by Mr. Minor, that the public hearing be adjourned to the regular meeting at 7:06 p.m.

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

**Motion carried.**

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

Chairperson McAllister asked Mr. Oberst for a project status. Mr. Oberst stated he did not receive a subdivision plat with the revised submission. Mr. Velepec will send it tomorrow. Most of his review comments were addressed except for the one regarding the wetland showing the grading right up to it. Mr. Velepec suggested moving it farther away. Mr. Oberst stated because the mapper gave an approximate location, there are a couple options. The wetland can be delineated to know the exact location or stay 10 to 15 feet away to maintain a safe buffer. Mr. Velepec agreed.

Mr. Horschel stated the second page, notes 20, 21, and 22, reference a different project location and should be removed. He noted now that the limits of disturbance are located on the back side of the ditch, he does not see an erosion control detail to prevent sediment going down the ditch. He suggested showing staked straw bales in the ditch during construction. A staked straw bale detail should be shown on the second drawing.

Chairperson McAllister asked the applicants if they planned to have horses on the property in the proposed barn. If so, the structure and storage of manure must be 100 feet away from each property line. Mr. Hess stated possibly.

Mr. Minor confirmed with Mr. Velepec that the property will be serviced by public water. He also requested the Notice of Project Near Farm Operations be added to the plan. The Clerk will provide the note.

Mr. Oberst stated that MCDOH, MCDOT, MCWA review comments are still outstanding and an Erosion Control SWPPP.

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Mr. Hess asked if rip-rap rock check dams are accepted for erosion control? Mr. Oberst stated that because the land is fairly flat, the staked straw bale detail will work there instead of rock check dams.

The Clerk confirmed with Mr. Velepec that he will add ECB's request to include a vegetative note in the plan.

Mr. Oberst stated 4,000 cubic yards of fill will be brought onto this property. Will a fill permit be required? The Clerk stated both a fill permit and a building permit will be required.

Mr. Horschel asked if the location of the wash-out concrete structure should be shown on the plan and the details for it. Mr. Oberst agreed that it should be shown.

Chairperson McAllister asked if there was anything else. He asked if County Planning submitted review comments. The Clerk acknowledged comments were received. There were no other comments.

Chairperson McAllister confirmed with Mr. Oberst that he was good with the granting of a conditional final.

**Resolution:**

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

**WHEREAS,** the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Hess Subdivision and Site Plan, located on Redman Road, which was accepted for review on March 24, 2025, and

**WHEREAS,** a public hearing was held by the Planning Board on April 28, 2025, and all persons wishing to be heard were heard, and

**WHEREAS,** the Planning Board has reviewed the Short Environmental Assessment Form, Ag Data Statement, 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 Hess Subdivision and Site Plan are unlisted actions, which will not have a significant impact on the environment, and grants the subdivision preliminary approval, and

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the Hess Site Plan be approved contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

**Discussion:** Mr. Minor stated the outstanding items are receiving review comments from the three County agencies and submitting the updated plan.

**Vote:** Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor – Aye

Mr. Rickman - Aye

Mr. Sharpe - Absent

**Motion carried.**

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**Jiffy Lube Resubdivision, Site Plan and Special Use Permit. Brockport-Spencerport Road.**

Chairperson McAllister updated the Board that the Jiffy Lube Resubdivision has expired as the plans were not filed within the required 60 days. There is no request for reapproval as the applicant decided that a curb cut off Owens Road instead of the internal road was necessary for the development.

Chairperson McAllister asked if there was anything else to discuss. Mr. Oberst stated 7 Brew Coffee received an official letter from NYSDEC approving its workplan, which was the only contingency for approval of the site plan prior to signing.

Mr. Horschel asked for an update on the O'Reilly Auto Parts project. The Clerk stated the final mylar has not been signed to date. He added that soil borings have been done.

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

**Vote:** Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor - Aye

Mr. Rickman - Aye

Mr. Sharpe – Absent

**Motion carried.**

**Respectfully submitted,**

Phyllis Brudz

Planning Board Clerk