

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**May 12, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 12, 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
- James Oberst, P.E., MRB, Town Engineer
- 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 April 28, 2025, be approved.

**Discussion:** Mr. Hale explained that during the review of the Hess Subdivision the applicant's fiancé was present but did not sign in. Hence the wording "Others were present but did not sign in" was used. Mr. Sharpe stated, for the record, he had not attended the last couple of meetings due to April's being a busy period. He had been traveling to Albany to assist with ensuring the successful administration of the Regents Exams.

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

**Motion carried.**

**Public Hearing:**

**Motion:** Moved by Mr. Horschel, seconded by Mr. Sharpe, that the regular meeting be adjourned to the public hearing at 7:02 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 - Aye

**Motion carried.**

Chairperson McAllister waived the reading of the legal notice.

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

Kris Schultz, Schultz Associates, addressed the Board. He explained that this is strictly a subdivision with the parcel located on both sides of Transit Way, north and south. The County no longer connects parcels through a dedicated road. An additional lot is being created from the parcel on the south side which conforms to the zoning code. A 60 ft. strip of land from Transit Way will provide access to the back land. The road stub at Wood Trace will potentially create a new road through the back land to Transit Way.

Chairperson McAllister confirmed with Mr. Schultz that this is a three-lot subdivision, which will be labeled as such on the final plat.

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

**Motion:** Moved by Mr. Minor, seconded by Mr. Rickman, 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 - Aye

**Motion carried.**

Chairperson McAllister continued to review this application. He confirmed with Mr. Oberst that his concerns have been satisfied and suggested moving forward.

Mr. Horschel confirmed with Mr. Schultz that the road at Wood Trace will continue as a dedicated road through the proposed development. Mr. Schultz added that he will submit a full site plan for approval when it is ready showing the new dedicated road going through the parcel.

Chairperson McAllister requested that Lot 3's dimensions be shown on the plan or shown on two sheets. Mr. Schultz will use an "E"-size plan sheet or the next size larger to clearly show the three lots and their respective dimensions. Chairperson McAllister stated that it will make the subdivision simple and clear, showing angles, bearings, lot width, and lot depth.

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Chairperson McAllister stated he did not see anything else to discuss and offered to move forward with conditional final approval.

**Resolution:**

Moved by Mr. Hale, seconded by Mr. Rickman,

**WHEREAS,** the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Transit Way Subdivision, located on the north and south sides of Transit Way, which was accepted for review on April 14, 2025, and

**WHEREAS,** a public hearing was held by the Planning Board on May 12, 2025, and all persons wishing to be heard were heard, and

**WHEREAS,** the Planning Board has reviewed the Short Environmental Assessment Form, and the 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 Transit Way Subdivision is an unlisted action, 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 Transit Way Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

**Vote:** Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor – Aye

Mr. Rickman - Aye

Mr. Sharpe - Aye

**Motion carried.**

Chairperson McAllister stated that the signatures of the fire marshal and highway superintendent should be added to the site plan at the time of submission.

Mr. Schultz stated that he would attend the upcoming Zoning Board of Appeals (ZBA) meeting for the Simone's Properties' public hearing. He noted that the board will be at full capacity, including a newly appointed member. He also stressed his concern based on the feedback from Mr. Matt that the ZBA is asking more planning questions and requests instead of strict zoning questions. For example, reduce the building size and move its location.

Mr. Schultz will be attending the hearing and reviewing its history leading to ZBA involvement and the actions previously taken by this Planning Board, including the two options discussed earlier and this Board's preference. Mr. Schultz would appreciate any insight or help from the Planning Board.

Chairperson McAllister attended the first meeting and explained the Planning Board's reason for its area variance request. He was queried by the ZBA members. He explained that, had the 200 ft. by 200 ft. lot size requirement for multi-family residential zoning not been added, the variance would not be necessary. He still does not know the history of the 200 ft. by 200 ft. requirement but will recommend that it be changed when that code is reviewed because it makes no sense and the project would fit otherwise.

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Chairperson McAllister asked Mr. Schultz for an update on the Redman Road project. Mr. Schultz stated that his clients met with a contractor that does prefabricated housing. They are working towards matching the architecture that was proposed with the original application.

Chairperson McAllister emphasized the ongoing need for senior housing in the community, especially since the previously approved senior development including full and partial care options has now gone away. He suggested housing that includes in-law apartments.

**Motion:** Moved by Mr. Minor, seconded by Mr. Hale, to adjourn the meeting at 7:20 p.m.

**Vote:** Chairperson McAllister - Aye

Mr. Dollard - Aye

Mr. Hale – Aye

Mr. Horschel - Aye

Mr. Minor - Aye

Mr. Rickman - Aye

Mr. Sharpe – Aye

**Motion carried.**

**Respectfully submitted,**

Phyllis Brudz

Planning Board Clerk