

TOWN OF SWEDEN
Planning Board Minutes
July 14, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 14, 2025, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members Present:

- Richard Dollard
- Mark Horschel
- Craig McAllister
- Matthew Minor
- Wayne Rickman

Members Absent:

- David Hale
- Peter Sharpe

Also Present:

- Nat O. Lester, III, Planning Counsel
- Kris Schultz, Schultz Associates
- Martin Herrmann, Wegmans

Also Absent:

- James Oberst, P.E., MRB, Town Engineer

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 June 9, 2025, be approved.

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

Motion carried.

Carr Subdivision and Site Plan. 219 Gallup Road. 070.01-2-9

Kris Schultz, Schultz Associates, addressed the Board regarding the Carr Subdivision and Site Plan. The property lies on the line between Clarkson and Sweden and has not been previously developed. It will be serviced by public water and has passed percolation tests. Mr. Carr is the owner of Cardinal Landscaping.

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Mr. Minor confirmed with Mr. Schultz that the property is the remainder of other approved subdivisions.

Chairperson McAllister asked if there were any more questions from the Board. There were none.

- Motion:** Moved by Mr. Rickman, seconded by Mr. Minor, that the Carr Subdivision and Site Plan be accepted for review.
- Discussion:** Mr. Minor confirmed with Mr. Schultz that the subdivision and site plan reflect the same name, Carr Subdivision and Site Plan.
- Vote:** Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Absent
Mr. Horschel - Aye
Mr. Minor – Aye
Mr. Rickman - Aye
Mr. Sharpe - Absent

Motion carried.

Public Hearing scheduled for August 12, 2025.

Wegmans Amended Site Plan. 6660 Fourth Section Road. 083.02-1-20.115

Martin Herrmann, Wegmans Food Markets, addressed the Board regarding the relocation of the bottle return area to reduce traffic congestion. The new location will be under the canopy on the west side, with a partial aluminum storefront windscreen. The new bottle return will be set back and aligned with the canopy and columns.

The bottle return bins will be moved through the grocery area straight back into the back room instead of through produce and prepared foods. There is a sanitary component to the proposed location change.

Mr. Herrmann referred to the proposed site plan which shows the new bottle return on the west side of the canopy near the helping hands entrance. The distance from Rte. 31 is 613 ft. plus 178 ft. of landscaping and 430 ft. of parking lot.

- Motion:** Moved by Mr. Rickman, seconded by Mr. Dollard, that the Wegmans Amended Site Plan be accepted for review.
- Vote:** Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Absent
Mr. Horschel - Aye
Mr. Minor – Aye
Mr. Rickman - Aye
Mr. Sharpe - Absent

Motion carried.

Chairperson McAllister consulted Planning Counsel Lester regarding expedited approval since there was not a significant change to the footprint. Mr. Lester agreed.

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Mr. Minor had three questions:

1. Is the lighting changing? Mr. Herrmann explained the under-canopy lighting will remain the same. He added that the automatic fire system will remain active even during construction.
2. The glass partition is see-through, correct? Mr. Herrmann stated yes that it is the same material used for the windows along the front. Is it enclosed? Mr. Herrmann stated the ends are open and the bottom has a six-inch gap. The bottle returns will be turned off when the store is closed.
3. The far end will be changed from a single door to a double door to get the bins through.

Mr. Dollard asked if there would be any problems with cars parking, unloading bottles/cans and blocking traffic. Mr. Herrmann stated it would be the same issue when cars park there to load groceries. If that happens now, the cars are asked to move along. There is a limit on the number of bottles/cans that can be returned per customer.

Mr. Dollard confirmed with Mr. Herrmann that there will be no new permanent signage, except temporary signage to direct traffic to the new location.

Mr. Horschel confirmed with Mr. Herrmann the purpose of the relocation is to reduce congestion.

Mr. Minor confirmed with the Clerk that the previous fire marshal had requested Knox-box installation due to store hour changes. Mr. Herrmann will pass that along to the appropriate personnel.

Resolution:

Moved by Mr. Rickman, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Wegmans Amended Site Plan, located at 6660 Fourth Section Road, which was accepted for review on July 14, 2025, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form,

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 Wegmans Amended 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 Planning Board determines the Wegmans Amended Site Plan is appropriate in the interest of the public health, safety and general welfare, and no undesirable change will be produced in the character of the neighborhood or no detriment to nearby properties will be created.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the public hearing be waived and the Wegmans Amended Site Plan be granted approval, contingent upon all required signatures being obtained, and the Chairperson be authorized to sign the mylar.

Discussion: Town Engineer James Oberst will sign the mylar after review and resolution of any outstanding issues.

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

Motion carried.

INFORMAL

Dewey Subdivision. Root Road and Beadle Road.

Kris Schultz, Schultz Associates, presented a preliminary plan for a four-lot subdivision including one flag lot. The lots would be serviced by private wells and septic systems. Percolation tests are required due to bedrock conditions. Sight distance and drainage are adequate. Two lots will access Root Road and two will access Beadle Road.

Mr. Dollard asked about well issues. Mr. Schultz stated none are known, and MCDOH will review the plan. Public hearing will allow residents to voice concerns.

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

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

Motion carried.

Respectfully submitted,

Phyllis Brudz
Planning Board Clerk