

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**August 11, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, August 11, 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
- Bill Johnson, Environmental Conservation Board
- Kris Schultz, Schultz Associates
- Bryan White, McMahon LaRue Associates
- Steve Licciardello
- Rob Laviano
- Al Benson
- Tony Alino
- Virginia Gardner
- Nihada Donohew
- Jeff Bocach
- Jim Dunn

**Call to Order**

Chairperson McAllister called the meeting to order at 7 p.m. and led 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 July 14, 2025, be approved.

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

**Motion carried.**

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**Public Hearing**

**Motion:** Moved by Mr. Hale, seconded by Mr. Sharpe, that the regular meeting be adjourned to the public hearing at 7:01 p.m.

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

Chairperson McAllister waived the reading of the legal notice.

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

Kris Schultz, Schultz Associates, addressed the Board and presented the plans to the Board and public. The proposed lot is on the west side of Gallup Road and is the last lot in the Town of Sweden. Mr. Carr, Cardinal Landscaping, is proposing a single-family residence. Mr. Schultz anticipates the residence will include significant landscaping. The soil testing was successful in the front yard, and the property has a stone hedge which will be maintained. The proposed site plan is straightforward in keeping with the other houses in the neighborhood. The applicant is seeking subdivision approval because the lot was created by deed, and a map was not filed with the County. It will be serviced by public water and construction will begin in the springtime.

Chairperson McAllister asked if there was anyone from the public with questions, comments, or concerns.

Virginia Gardner, 207 Gallup Road – Mrs. Gardner lives just north of the proposed lot. She is curious about the drainage plan because there is a long-standing issue with runoff from the farm field in Clarkson at the back of the lots. She is concerned with raising the elevation of the proposed lot and how it will affect her lot.

Mr. Schultz pointed to the grading lines around the house and stated there are swales being developed down both property lines so that water does not cross both north and south of the adjacent properties. The drainage is being directed to the back to follow the natural drainage course. He agreed with Mrs. Gardner and stated there will not be any impact from runoff, north or south. Any runoff from the house will be picked up in the sideline swales and directed to the back of the property.

Mrs. Gardner asked if directed to the back means all the way to the farm fields. Mr. Schultz stated the runoff is taken back to a point where no improvements are proposed. Trees will only be removed from the areas where the house and leach field will go in. The house is setback approximately 205 ft.

Chairperson McAllister asked if there were any other questions. There were none.

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

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

Chairperson McAllister asked Mr. Oberst for a status report on the review of the Carr Subdivision and Site Plan. Mr. Oberst stated the project is in good shape; erosion control SWPPP has to be reviewed and receipt of comments from NYSDEC. Mr. Schultz discussed the new regulations that came into effect in January regarding urban wetlands. He will submit drawings and wait to see if he needs to hire someone to look at the wetlands.

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Chairperson McAllister confirmed with Mr. Schultz that this could take a while, and that the project will be on hold until he hears back from NYSDEC.

**Senior's Choice Cottages at Heritage Square. Isla Way. 068.03-1-18.002**

Kris Schultz, Schultz Associates, addressed the Board. Mr. Schultz introduced the project's new developer, Tony Alino, who is interested in approval of the same plans which were reviewed by the Board a few years back; the same roads and utilities with the units changing slightly. Currently, before the Board is the overall plan, which shows the whole buildout and Phase 1, the portion to the south. The single-story homes are senior oriented.

**Motion:** Moved by Mr. Minor, seconded by Mr. Rickman, that the Senior's Choice Cottages at Heritage Square - Phase 1, Site Plan be accepted for review.

**Discussion:** Mr. Schultz will also provide the overall plans to Mr. Oberst to make sure everything matches.

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

The public hearing will be held on September 8, 2025.

**Informal Discussion**  
**Highlands at Sweden**

Mr. Schultz continued the discussion from the last meeting regarding constructing four-story or three-story apartment buildings.

Mr. Schultz distributed elevation drawings showing how the apartment buildings would look from Rte. 31. The drawing shows the trees would block the building. The elevation also shows that farther west on Transit Way, in front of the Schoolhouse of Brockport, the building would not be seen. Mr. Minor stated then the trees must stay. Mr. Schultz explained the way that the site was designed on the north side is conducive to retaining the trees, not constructing buildings. He added good planning is if you do not use all the footprint on the site and leave some open for other things, not so dense. From the developer's perspective, it would be cheaper because only two elevators instead of three would have to be installed in the buildings.

Mr. Schultz stated that his client is hoping to get a positive recommendation for two (2) four-story buildings from the Planning Board to take to the Zoning Board of Appeals. His clients have closed on the property and would like to get started with site plan approval.

Mr. Horschel questioned since the Schoolhouse of Brockport has only one story with a gable roof and the proposed buildings are four stories, well over 50 ft. high, was it scaled down for projection. Mr. Schultz stated it is the distance; the four-story building is several hundred feet behind the one-story building. Would you be able to answer what the elevation is from the peak of the Schoolhouse of Brockport to the peak of the four-story building? Mr. Schultz could provide that information. That information would tell the whole story.

Chairperson McAllister queried the Board to see how many were in favor of a positive recommendation to the ZBA for a four-story building for this particular site.

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Mr. Sharpe asked what the footprint for two (2) four-story buildings in comparison to three (3) three-story buildings is. He is checking to see that by building two (2) four-story buildings whether there will be room left to construct another four-story building in the future. Mr. Schultz stated that it would not be possible because zoning states how much density there can be per site. The project is sized for the maximum number of units allowed on the site.

Mr. Minor stated that three-story buildings can be more than the maximum height requirement for buildings. Mr. Schultz added that it is true, especially with designs that include an eave, however, his clients have a design that would be less than 36 ft.

Mr. Rickman stated that the east side of the project is shown equivalent to the west side of Goodwill, which is farther back from Talamora Trail. Mr. Schultz stated the buildings are so far back that it is hard to show on the elevation drawing.

Mr. Horschel asked what the extra green space would be used for with the two (2) four-story building design. Mr. Schultz stated with the proposed townhomes there would be some passive recreation areas, i.e., playground or pavilion, amenities that help rent units.

Chairperson McAllister queried the Board if it felt comfortable giving a positive recommendation to the ZBA for two (2) four-story buildings.

**Poll of Members**

Chairperson McAllister – Aye  
(good planning would be two (2) four story buildings instead of three (3) three-story buildings)  
Mr. Dollard - Nay  
Mr. Hale – Nay  
Mr. Horschel - Nay  
Mr. Minor - Nay  
Mr. Rickman - Aye  
Mr. Sharpe – Nay

Mr. Schultz asked his clients if they had any questions for the Board. Mr. Laviano asked those who said no, “Are there any concerns about which they are not thinking?”

Mr. Hale stated the proposed four-story building is too big. Mr. Minor stated there is no other four-story building in town except for at the college or behind the college suites. The clients should build within the zoning and building codes and not arbitrarily propose a four-story building and attempt to seek relief from the ZBA.

Mr. Licciardello stated a lot more trees will be lost with the construction of three (3) three story buildings.

Chairperson McAllister stated the results of the poll are whether members like a four-story or three-story building. Fortunately, for the developers the Planning Board has no determination on whether a variance is granted even if there is no positive recommendation sent.

Mr. Licciardello summarized that it is the determination of the ZBA and not the Planning Board whether a four-story or three-story building is allowed.

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Mr. Hale suggested a motion to table the Carr Subdivision and Site Plan until the next meeting while the Board waits for NYSDEC information.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to table the Carr Subdivision and Site Plan until the next meeting.

Vote: Unanimous – Aye (7-0)

**Motion carried.**

**Informal Discussion**

**Advantage Federal Credit Union (FCU)**

Bryan White, McMahon-LaRue Associates, addressed the Board and distributed handouts. Attending tonight's meeting were Jim Dunn, Advantage FCU, Jeff Bocach, CEO, Advantage FCU, Nihada Donohew, Executive Vice President, Advantage FCU.

Chairperson McAllister started discussion by wondering why another bank. Mr. Bocach explained Advantage FCU has an affiliation with the college, and he has tried for five or six years to get a branch on campus to no avail, even as an alum and on an advisory board.

Mr. White stated he is proposing a new branch for Advantage FCU on two properties in the B-1, Retail-Commercial Zoning District, which will be combined, 1.12 acres, and parking spaces will be reconfigured. The bank complies with the zoning permitted uses. The property shares an entrance on the north side with Abbott's Ice Cream. There is an existing ingress/egress easement which the bank will maintain.

One issue is that a lot of Abbott's customers park on the lawn area of the bank property. Some of that green space area will be detached and moved to the back portion of the property and be left with a curbed parking area trying to separate the two businesses.

The three existing entrances to the property will be maintained. Advantage FCU would like to propose that the entrance on the south side of the building by the drive-through be one-way and relocated farther from the intersection of Rte. 19 to improve turnout making it easier to queue up to the traffic light. This will be coordinated with NYSDOT. The Board discussed that Ellis Drive is a town road and that Frankie Fresh has an existing egress/ingress off Ellis Drive.

Mr. White added that 31 parking spaces in total are proposed, eight on the west side for employee parking, and remaining spaces in the northerly parking lot for everyone else. The two handicapped spaces will be relocated towards the center of the building. Mr. Minor asked how the 31 total parking spaces were derived at. Mr. White's understanding is that it meets the Town's requirements. Mr. Minor confirmed with Mr. Bocach that 31 is the desired number of spaces as transaction times are hard to control.

An arborvitae screening is proposed along the west property line between the Meadows apartment complex and the bank. Chairperson McAllister stated there is a huge deer population and arborvitaes might not be a good choice. A six-foot vinyl fence is also being considered if there is not any opposition from the Board. Mr. Minor asked if there was room for a slight berm? Mr. White stated it would be a little tight to install a berm.

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Mr. Dollard asked if there is a front entrance off Lake Road. Mr. Dunn stated there is an existing entrance, decorative, and will be maintained with an aesthetic sidewalk but not functional.

Mr. Oberst asked if the overall impervious area was being increased or decreased. The engineer's calculations determined that it meets the criteria and is being treated for quality not quantity. The whole property drains to the northwest as it does today.

Mr. White stated that building mounted lighting is proposed to illuminate the entrances and drive-through lanes. How would the Board like to see the parking lot illuminated, considering light posts? The Board stated the only requirement is that the lights are dark sky compliant.

Mr. Sharpe asked if the monument ground signage shown at the front of the building on Rte. 19 is the only proposed signage. Mr. White stated yes, as shown on the drawing.

Mr. Minor asked for clarification as to how someone enters the building if walking on Lake Road and the front door are not functional. Mr. White suggested extending a section of sidewalk from the northerly line. There is one main door for everyone to enter. The existing footprint will remain the same, only interior renovations.

The Board agreed it would be great to see the building used again. Mr. Dollard asked if the canopy would be changed at the drive-through. Mr. Bocach stated there will be a new roof on everything. A structural engineer is involved in the project to make sure everything is good.

Mr. Horschel asked if there is an ingress/egress easement with Abbott's. There is an existing easement that will continue to operate with Abbott's. Planning Counsel Lester asked that a copy of the easement and title report be sent to the Clerk to forward to his office.

Mr. Bocach asked what the requirements are to install a commercial generator. Is it the same as a residential generator, which must be five feet from any opening. The building code should be checked. Parking spaces are required to be 10 ft. x 20 ft.

Mr. Bocach asked Mr. White if the 30 percent greenspace requirement was met. If not, a variance would be required. The front 25 percent greenspace requirement is pre-existing, nonconforming. Mr. White added the proposed plan creates more green space to meet the requirement.

The Board looks forward to an official application.

**Adjournment**

**Motion:** Moved by Mr. Minor, seconded by Mr. Rickman, to adjourn the meeting at 8 p.m.

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

Respectfully submitted,  
Phyllis Brudz  
Planning Board Clerk