

TOWN OF SWEDEN
Planning Board Minutes
March 23, 2026

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 23, 2026, 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
- Bryan White, McMahan LaRue Associates

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. Hale, seconded by Mr. Dollard, that the minutes of March 9, 2026, be approved.

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

Motion carried.

Autumn Ridge Subdivision. Redman Road and Lake Road. 083.04-1-1.211, 14.121, 15.21.

Bryan White, McMahan LaRue Associates, addressed the Board. He is seeking acceptance of the application for review and scheduling of a public hearing. The Board reviewed the plans.

Mr. White explained that the applicant proposes consolidating 114 tax parcels into two tax parcels. A color-coded map was distributed for review. He stated that a portion of the property fronts Redman Road for approximately 300 ft.

Mr. Oberst asked if the applicant intends to dissolve the existing easements. Mr. White stated he is working with Monroe County Water Authority (MCWA) to release their easements.

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Mr. White also noted that he met with the County Surveyor to create a new subdivision name incorporating the property's back title. The proposed name is Autumn Ridge, replacing the original subdivision, The Woods at Sable Ridge (approved in 2006), with an additional subdivision recorded in 2020.

Mr. Horschel confirmed with Mr. White that Lot 1 has a right-of-way (ROW) off Royal Gardens Way. Chairperson McAllister stated that the access was designated for emergency use to the Royal Gardens Apartments. Mr. White added that there is also a small ROW off Lake Road, approximately five feet wide.

The Board requested verification that Royal Gardens Way is a dedicated road. The Clerk stated that it is listed as a dedicated town road off Lake Road. Mr. White will verify this as well.

Mr. White indicated that no sewer connection is proposed. The applicant plans to purchase Lot 2, ±175 acres, and construct a single-family home in the future. The current owner will retain Lot 1, ±85 acres. Chairperson McAllister stated there are a lot of wetlands on Lot 1 which may impact development.

Motion: Moved by Mr. Minor, seconded by Mr. Sharpe, to accept the Autumn Ridge Subdivision for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The Public Hearing will be scheduled for **April 27, 2026**.

Mr. Minor confirmed with the Clerk that the Highlands of Sweden and the Woloshyn Subdivision projects are still open with conditional final approval expiring in June 2026.

Adjournment

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

Vote: Unanimous – Aye (7-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk