

TOWN OF SWEDEN
Planning Board Minutes
June 8, 2026

A regular meeting of the Town of Sweden Planning Board was held on Monday, June 8, 2026, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members Present

- David Hale
- Mark Horschel
- Craig McAllister
- Matthew Minor
- Wayne Rickman
- Peter Sharpe

Members Absent

- Richard Dollard

Also Present

- Marcus VanMeter, MRB
- Nat O. Lester, III, Planning Counsel
- Kris Schultz, Schultz 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. Minor, that the minutes of May 11, 2026, be approved.

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

Motion carried.

Public Hearing

Motion: Moved by Mr. Rickman, seconded by Mr. Sharpe, to adjourn the regular meeting to the public hearing at 7:01 p.m.

Vote: Unanimous – Aye (6-0)

Motion carried.

Chairperson McAllister waived the reading of the legal notice.

Hall-Mault Subdivision. 5375/5425 Redman Road. 083.03-1-14.2, 083.03-1-14.1.

Chairperson McAllister asked if there were any other questions, comments, or concerns. There were none.

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Motion: Moved by Mr. Minor, seconded by Mr. Rickman, to adjourn the public hearing to the regular meeting at 7:02 p.m.

Vote: Unanimous – Aye (6-0)

Motion carried.

The Board continued review of this application.

Kris Schultz addressed the Board. Chairperson McAllister asked if the requested changes, specifically, adding angles and bearings, were done. Mr. Schultz stated that he had not done so because it was not required for filing and it would significantly increase the cost to the applicant to survey the entire property. Chairperson McAllister stated that including angles and bearings for only two lots is not a complete application and is not acceptable.

Mr. Hale asked if Mr. Oberst was good with the application. Mr. VanMeter stated all comments have been addressed, and that only the angles and bearings for the third lot needed to be added.

Mr. Schultz stated that he would reiterate to his client that the Town requires angles and bearings in order to move forward with approval.

Resolution

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Hall-Mault Subdivision, located at 5375 and 5425 Redman Road and remaining lands, which was accepted for review on May 11, 2026, and

WHEREAS, a public hearing was held by the Planning Board on June 8, 2026, 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 and Environmental Conservation Board,

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 Hall-Mault 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 Hall-Mault Subdivision be granted final approval, contingent upon angles and bearings for the remaining lands (Lot 3) be added to the plat, receipt of all required signatures, and the Chairperson be authorized to sign the mylar.

Vote: Unanimous – Aye (6-0)

Motion carried.

Breiner Resubdivision. 1235 West Sweden Road. 112.02-1-3.

Kris Schultz, Schultz Associates, addressed the Board. He explained that the applicant proposed to combine two existing parcels, the homestead property and an irregularly shaped property that was previously subdivided. There are no improvements proposed.

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Motion: Moved by Mr. Hale, seconded by Mr. Sharpe, that the Breiner Resubdivision be accepted for review.

Discussion: Mr. Minor requested that setbacks be added for the homestead property as well as the location of the reputed septic system.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for July 13, 2026.

Sweden Corners Plaza Amended Site Plan at Ollie's Store. 6515 Brockport-Spencerport Road.084.01-1-4.11.

Chairperson McAllister stated the project was granted an area variance for the rear setback from the Zoning Board of Appeals (ZBA).

Mr. Schultz spoke highly of the way the hearing was conducted by the ZBA and it was very pleasant.

Resolution

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Sweden Corners Plaza Amended Site Plan at Ollie's Store, located at 6515 Brockport-Spencerport Road, which was accepted for review on April 13, 2026, and

WHEREAS, a public hearing was held by the Planning Board on May 11, 2026, 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, Commercial Building Inspector, Fire Marshal, Environmental Conservation Board, and Highway Superintendent,

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 Sweden Corners Plaza Amended Site Plan at Ollie's Store is an unlisted action, which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Sweden Corners Plaza Amended Site Plan at Ollie's Store be granted final approval, contingent upon receipt of all required signatures, and the Chairperson be authorized to sign the mylar.

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

Motion carried.

OTHER

Simones Properties LLC Site Plan – 4740 Lake Road and Crestview Drive

Chairperson McAllister inquired whether Mr. Schultz had any updates regarding when construction of the development might begin. Mr. Schultz stated he had no update.

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Brockport Community Solar LLC Subdivision, Site Plan, and Special Use Permit – 3995 Sweden Walker Road

Chairperson McAllister stated he heard the applicant would like to move the solar farm. Mr. Schultz stated the applicant would like to slide the solar farm back farther. He explained to the applicant that the application and plans would have to be updated, basically starting over again.

Mr. Schultz stated the applicants have been great to work with, have been hands-on throughout the process, and have not utilized outside firms during the approval process.

Sweden-Ogden TL Road Subdivision, Site Plan and Special Use Permit – 441 Sweden Ogden TL Road

Chairperson McAllister explained the Board received an application on September 8, 2025, for an extension to an existing cell tower located on Sweden-Ogden TL Road. The application was not accepted for review due to the property owners' signatures not being on the paperwork. The project was tabled until the next meeting on September 22, 2025. There have been no updates received since September 22, 2025.

Chairperson McAllister requested a motion to reject without prejudice due to the submission of an incomplete application.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman, that the Sweden Ogden TL Road Subdivision, Site Plan, Special Use Permit be rejected without prejudice due to the submission of an incomplete application.

Vote: Unanimous – Aye (6-0)

Motion carried.

Adjournment

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

Vote: Unanimous – Aye (6-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk