

TOWN OF SWEDEN
Planning Board Minutes
July 13, 2026

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 13, 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

Members Absent

- Peter Sharpe

Also Present

- James Oberst, Town Engineer, MRB
- Nat O. Lester, III, Planning Counsel
- Kris Schultz, Schultz Associates
- Robert Fitzgerald, Fitzgerald Engineering
- Michael Cenzi
- Carl Grasta

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. Rickman, that the minutes of June 8, 2026, be approved.

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

Motion carried.

Public Hearing

Motion: Moved by Mr. Hale, seconded by Mr. Minor, 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.

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

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

Motion: Moved by Mr. Hale, seconded by Mr. Rickman, to adjourn the public hearing to the regular meeting at 7:03 p.m.

Vote: Unanimous – Aye (6-0)

Motion carried.

Chairperson McAllister asked Mr. Oberst for a status update. He received revised plans today and all items have been addressed.

Resolution

Moved by Mr. Hale, seconded by Mr. Horschel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Breiner Resubdivision, located at 1235 West Sweden Road, which was accepted for review on June 8, 2026, and

WHEREAS, a public hearing was held by the Planning Board on July 13, 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, 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 Breiner Resubdivision is an unlisted action, which will not have a significant impact on the environment, and grants the resubdivision preliminary approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Breiner Resubdivision be granted final approval, contingent upon receipt of all required signatures, and the Chairperson be authorized to sign the mylar.

Discussion: Mr. Hale stated the reviewing agencies should be added to the resolution. Mr. Dollard asked what “other lands” refer to. Mr. Schultz explained that “other lands” identifies the house and the balance of the property, reflecting the two parcels being merged at the County’s request.

Vote: Unanimous – Aye (6-0)

Motion carried.

Battisti Subdivision-Lot 4 Amended Site Plan. 751 Shumway Road. 084.03-1-16.34.

Michael Cenzi, property owner, addressed the Board. He stated that the original approval years ago placed the house aligned with the existing houses. He plans to relocate the proposed house and septic system farther back on the lot. The grade is steep on the east side of the property. Mr. Cenzi also owns the lot immediately east of the property.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman, that the Battisti Subdivision-Lot 4 Amended Site Plan be accepted for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for August 10, 2026.

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Transit Way Subdivision-Lot 2 Site Plan. Transit Way. 084.01-1-1.011.

Kris Schultz, Schultz Associates, addressed the Board. He stated the proposed development is for a landscaping company that takes care of properties. The proposed development will be located in front of the new residential development, with access from Transit Way and a future dedicated road that will continue Wood Trace. The site will be sufficiently graded and the turning radius is good for the tractor trailers which will have to circulate through. The proposed development meets the current code and should meet any future changes to the code. The site is serviced by sanitary sewer, storm, and public water. There is an existing stormwater detention pond that was designed to handle all future development of Transit Way. The site is designed to accommodate office staff and limited customer parking.

Mr. Hale confirmed with Mr. Schultz that Lot 2 is a previously approved subdivision.

Motion: Moved by Mr. Rickman, seconded by Mr. Dollard, that the Transit Way Subdivision-Lot 2 Site Plan be accepted for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for August 10, 2026.

Chairperson McAllister asked Mr. Schultz for a status update regarding the Brockport Community Solar Project. Mr. Schultz stated it is still active. The developer is continuing to revise the site design.

Informal

Transit Way Development-Lot 3 Transit Way. 084.01-1-1.011.

Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. He stated his client, Carl Grasta, was present.

The property is Lot 3, the remaining lot within the Transit Way Subdivision, and includes the stormwater management facility referenced earlier by Mr. Schultz.

Mr. Fitzgerald directed the Board to the second sheet showing the proposed improvements. At the back of the property there is a large easement, approximately one-third of the parcel, identifying the existing stormwater facility. He also referenced another unique feature which is the zoning district line splitting the parcel into two zones. The west side is light industrial and east side is commercial.

His client is proposing self-storage units for the light industrial side and commercial units for the commercial side. The commercial space is intended for build-to-suit tenants, although no specific tenants have been identified.

Chairperson McAllister stated the proposed development for the light industrial zoned property is per code, but as far as the commercial zoned property, there are issues such as buildings in front of buildings depending upon where the front yard is located. The proposed commercial development has two fronts.

Discussion followed regarding the proposed front and side setbacks, which the developer will need to establish as part of the final design.

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Mr. Minor stated that each building should have its own front yard and suggested that creating separate parcels may be necessary.

Mr. Fitzgerald stated that creating separate parcels is an option, as his client is looking to create a good development for the community. He added the existing parcel has two 32-inch culverts right through it, a difficult feature to work around.

Chairperson McAllister stated that according to the existing code each lot has one front, two sides, and a rear. Mr. Fitzgerald stated some recommendations for moving the buildings around to achieve individual fronts for the site plan to meet code.

Mr. Oberst stated that if a lot is created for the northern building, to make sure the required green space is accounted for. Mr. Fitzgerald agreed.

Chairperson McAllister confirmed with Mr. Grasta that the street fronts will be finished surfaces, i.e., stone or brick. Mr. Grasta stated the buildings will look beautiful and landscaped.

Mr. Fitzgerald then reviewed the third sheet, which illustrates the drainage plan, in response to Mr. Minor's concern regarding access to the drainage easement. Planning Counsel Lester requested a copy of the deed and abstract of title be forwarded to the Clerk. Mr. Grasta agreed.

Mr. Grasta reviewed the recommendations of the Board. Chairperson McAllister confirmed with Mr. Fitzgerald that a complete site plan must be approved prior to any building permits being issued.

Mr. Minor requested the proposed driveways be looked at so they match with other driveways across the road. Also, he suggested some type of berms with plantings for the self-storage units to enhance the look of the development. Chairperson McAllister confirmed with Mr. Fitzgerald that a fence will be installed around the self-storage units.

Mr. Fitzgerald asked if the discussed revisions should be sent to anyone prior to submitting officially. Chairperson McAllister stated that it would not be necessary, provided the revisions reflect the changes discussed during the meeting.

Mr. Fitzgerald thanked the Board for their feedback and looks forward to the August 10 meeting.

Adjournment

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

Vote: Unanimous – Aye (6-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk