TOWN OF SWEDEN
Planning Board Minutes
September 28, 2026

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 28, 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, MRB
- Nat O. Lester, III, Planning Counsel
- Terry Ekwell, Commercial Building Inspector
- Sarah North, Colliers Engineering
- A.J. Barea, PLS
- Dave Matt, Schultz Associates
- Robert Fitzgerald, Fitzgerald Engineering
- 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. Dollard, that the minutes of September 14, 2026, be approved.
Vote: Unanimous – Aye (6-0)
Motion carried.

Accept for Review
Wal-Mart 1993 Amended Site Plan. 6265 Bkpt-Spen Road. 084.01-1-14.112.
Sarah North, Colliers Engineering, addressed the Board and described the proposed interior remodel and the following major site changes:
- Relocating the online pickup area from the right side of the store to the front.
- Modifying traffic flow.
- Installing a new speaker and crosswalk.
- Applying a seal coat to the former online pickup and delivery area and restoring the parking spaces to their previous, non-double-width configuration.
- Removing the canopy and modifying bollards that are no longer needed.

The interior area for online pickup, delivery, and order assembly will be relocated from the back of the store to the front as part of the interior remodel, reusing some of the existing space.

Chairperson McAllister explained that, when the original Wal-Mart project was approved in 2006–2007, the Board made specific requests regarding the building elevations. The Board had extensive discussions about the building's color scheme and determined that the proposed blue and gray colors would not be approved.

Ms. North asked the Board for its opinion of the submitted elevation drawing. Mr. Minor confirmed that the physical building elevations would not change. Ms. North confirmed with the Board that the proposed blue and gray color scheme shown on the submitted elevations remained the same as before and would not be approved. Earth-tone colors would be acceptable.

Motion: Moved by Mr. Minor, seconded by Mr. Hale, that the Wal-Mart 1993 Amended Site Plan be accepted for review.
Vote: Unanimous – Aye (6-0)
Motion carried.

The public hearing will be scheduled for October 26, 2026.

Verweire Sweden-Walker Amended Site Plan. 5940 Sweden-Walker Road. 099.02-1-5.612.
Dave Matt, Schultz Associates, addressed the Board on behalf of the applicant. He stated that the applicant proposes to install a 12-foot-by-32-foot shed, located 15 feet from the rear property line adjacent to an existing stone area.

Chairperson McAllister stated that the property is zoned commercial and contains a 6,000-square-foot trucking storage warehouse business. The property is located across from the quarry.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman, that the Verweire Sweden-Walker Amended Site Plan be accepted for review.
Vote: Unanimous – Aye (6-0)
Motion carried.

The public hearing will be scheduled for October 26, 2026.

Continued Review
Hoorn Site Plan-Lot 2 of the Transit Way Subdivision. Transit Way. 084.01-1-1.011.
The Board continued review of this application.

Dave Matt, Schultz Associates, addressed the Board and noted that the project was last before the Board two weeks earlier. The outstanding item was the Town Engineer's review of the Stormwater Pollution Prevention Plan (SWPPP). Mr. Oberst stated that the review was nearly complete and that there were no significant concerns to report.

Mr. Oberst asked whether Planning Counsel had completed its review of the easements. Mr. Lester requested the title abstract be sent again to the Clerk to forward to him.

The Board also discussed the architectural elevations. Chairperson McAllister stated that he would like the building's appearance to improve rather than having it look like a plain metal building. Mr. Matt said he had discussed this concern with the applicant and suggested adding a stone façade to the office portion of the building on the sides facing Transit Way. The side facing the proposed road extension would primarily consist of garage doors. Chairperson McAllister also requested improvements to the side facing the proposed development across the street.

Mr. Matt confirmed that a stone veneer would be added to three sides of the building, extending approximately three to four feet above ground level.

Mr. Minor questioned if the proposed road extension were not constructed, the development would have access only from Transit Way and no access to a side road. Mr. Matt added that the sanitary sewer would connect to an existing connection to the east serving the schoolhouse, and the storm sewer would connect at the intersection if the road extension is not constructed.

Resolution
Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Hoorn Site Plan, Lot 2 of the Transit Way Subdivision, located at Transit Way, which was accepted for review on July 13, 2026, and

WHEREAS, a public hearing was held by the Planning Board on August 10, 2026, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and the comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Fire Marshal, Building Department, and Monroe County Planning and Development,

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 Hoorn 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 Hoorn Site Plan, Lot 2 of the Transit Way Subdivision be approved, contingent upon receipt of the Town Engineer's approval of the SWPPP, Planning Counsel's approval of the easements, satisfactory submission of revised architectural building elevations, receipt of all required signatures, and the Chairperson be authorized to sign.

Vote: Unanimous – Aye (6-0)
Motion carried.

<u>Transit Way Development Subdivision and Site Plan. Transit Way. 084.01-1-1.004 and 084.01-1-1.009.</u>
The Board continued review of this application. Chairperson McAllister asked for a project status update.

Jim Oberst, Town Engineer, stated that revised plans had been received the previous week and that all comments had been addressed. Additional information is forthcoming regarding lighting, utilities, coordination with the Fire Marshal, and driveway apron details in coordination with the Highway Superintendent.

Mr. Fitzgerald noted that MRB had requested that potential driveways be shown on the plans. The driveway had been relocated to align with the proposed development across the street rather than being positioned between two driveways.

Mr. Minor confirmed with Mr. Fitzgerald that a future sidewalk is proposed along the retail shops to the north. Mr. Dollard asked where the sidewalk was shown on the site plan. The Board determined that the sidewalk detail was included on the site plan but that the area needed to be hatched for clarification.

Mr. Minor asked whether any easements associated with the drainage pond at the rear of the property needed to be reviewed. Mr. Fitzgerald stated that an easement for the pond applied to the parcels but that he had not seen a maintenance agreement. The Clerk will resend the title abstract information to Planning Counsel for review.

The Board found the self-storage elevation drawings acceptable but noted that the commercial unit elevation drawings still needed to be reviewed.

Mr. Minor confirmed with Mr. Grasta that the self-storage units would be gated and accessible 24 hours a day. Mr. Horschel confirmed with Mr. Grasta that the lighting would comply with dark-sky requirements through the use of wall packs. Mr. Oberst noted that a photometric analysis had been requested.

Motion: Moved by Mr. Hale, seconded by Mr. Horschel, that the Transit Way Development Subdivision and Site Plan be tabled to the next meeting, October 26, 2026.
Discussion: Mr. Fitzgerald summarized the outstanding items as the remaining comments from MRB and the submission of building elevations for the commercial units. The Board agreed.
Vote: Unanimous – Aye (6-0)
Motion carried.

J.J. Acres Subdivision-11 Lots. 7050 Fourth Section Road. 084.01-1-15.
Planning Counsel Lester recused himself from this application. The Board continued its review.

A.J. Barea, PLS, addressed the Board and explained that the proposal would divide one parcel into 11 lots. No site plan or development is proposed at this time.

Mr. Minor confirmed with Mr. Barea that the sanitary sewer runs along the north side of the parcel on the Town Park property.

Mr. Horschel asked whether the New York State Department of Transportation (NYSDOT) had commented on the project. Mr. Barea stated that he would submit the application to Monroe County Planning and Development and NYSDOT for review. The State has a financially approved project and may acquire a portion of the proposed subdivision.

Mr. Oberst stated that he would send a review letter identifying additional comments to be addressed. Mr. Minor discussed the change from 10 lots to 11 lots. The Board noted that no one had appeared at the previous month's public hearing with questions or concerns.

Motion: Moved by Mr. Hale, seconded by Mr. Horschel, that the J.J. Acres Subdivision-11 Lots be tabled until the October 26, 2026, meeting.
Discussion: Chairperson McAllister stated that he would like to table the discussion until NYSDOT and the DRC provide input on how many lots can realistically be created in light of their future plans.
Vote: Unanimous – Aye (6-0)
Motion carried.

Mr. Minor asked the Clerk for an update on projects approaching their expiration dates. Two projects require updating. Was the stormwater easement filed for Senior's Choice Cottages? Request a written notification from the applicant regarding the status of the Brockport Community Solar Farm.

Adjournment

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting at 8 p.m.
Vote: Unanimous – Aye (6-0)
Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk