**TOWN OF SWEDEN**
**Planning Board Minutes**
**October 26, 2026**

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 26, 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**

- James Oberst, MRB
- Nat O. Lester, III, Planning Counsel
- Sarah North, Colliers Engineering
- Kris Schultz, Schultz Associates
- Robert Fitzgerald, Fitzgerald Engineering
- Michael and Jill Verweire
- Carolyn Marcuccio
- Tim Stamp

**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 September 28, 2026, be approved.

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

**Motion carried.**

**Public Hearing**

**Motion:** Moved by Mr. Hale, seconded by Mr. Dollard, to adjourn the regular meeting to the public hearing at 7:04 p.m.

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

Chairperson McAllister waived the reading of the legal notice.

**Wal-Mart 1993 Amended Site Plan. 6265 Brockport-Spencerport Road. 084.01-1-14.112.**
Sarah North, Colliers Engineering, addressed the Board on behalf of Wal-Mart. This project is an interior remodel project that will relocate the online pickup delivery area to the front of the store. Speed bumps will be added across the building frontage road to ensure safety. The goal is to establish a designated area for staging, storing, and preparing online orders for pickup and delivery.

Chairperson McAllister asked what will happen to the displaced parking spaces. Ms. North stated the spaces would remain but be converted to double-wide spaces, 12 ft. by 20 ft., providing ample room to load groceries into vehicles. The current parking lot has 860 parking spaces, which will be reduced to 847 parking spaces.

Mr. Dollard confirmed with Ms. North that the online pickup spaces would be numbered and identified with signage. Ms. North explained that Wal-Mart's parking stalls do not generally fill up as Wal-Mart builds out for future development. She added handicap parking will remain unchanged.

Chairperson McAllister discussed the exterior changes to the store, paint, and signage. Ms. North presented color samples showing the darker (grey) color and blue for the exterior paint.

Chairperson McAllister asked if there was anyone present with questions. There were none.

**Sorrentino-Kavanagh Subdivision. 497 Swamp Road. 099.03-1-17.**
Kris Schultz, Schultz Associates, addressed the Board. His applicant is proposing to create a lot for recreational use only, which doesn't happen very often. The buyer lives a few doors to the west. The lot meets the requirements for size and area and no improvements are proposed.

Chairperson McAllister asked if there was anyone present with questions. There were none.

**Verweire Sweden-Walker Amended Site Plan. 5940 Sweden-Walker Road. 099.02-1-5.612.**
Kris Schultz, Schultz Associates, addressed the Board. His clients are requesting amended site plan approval for a storage building for commercial use at the rear, near the center of their property.

Chairperson McAllister asked if there was anyone present with questions. There were none.

**Motion:** Moved by Mr. Rickman, seconded by Mr. Minor, to adjourn the public hearing to the regular meeting at 7:13 p.m.
**Vote:** Unanimous – Aye (7-0)
**Motion carried.**

**Accept for Review**
**Newman Subdivision and Site Plan. Lake Road and Covell Road. 114.01-1-71.**
Kris Schultz, Schultz Associates, addressed the Board. His applicant is proposing to subdivide the parcel into two lots with associated site improvements. This is a corner lot with public water available. Lot 1 will have access off Covell Road, which provides a safer location, while the northerly lot will have access off Lake Road (Route 19). Drainage flows west across the road, beyond which extensive wetlands are located. A maximum-sized, four-bedroom septic system has been designed for each lot.

Chairperson McAllister asked if the area west of Lot R1-A extending to Lake Road was State property? Mr. Schultz confirmed that it was and approached the Board table for further discussion.

**Motion:** Moved by Mr. Hale, seconded by Mr. Horschel, to accept the Newman Subdivision and Site Plan for Accept for Review.
**Vote:** Unanimous – Aye (7-0)
**Motion carried.**

The public hearing will be scheduled for November 23, 2026.

**Transit Way Development Subdivision and Site Plan. Transit Way. 084.01-1-1.004 and 084.01-1-1.009.**
Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. He stated there were three major issues discussed at the last meeting:

- A SHPO letter stating the site has been cleared which was received.
- A lighting plan detail which is included in tonight's submission. Mr. Minor confirmed with Mr. Oberst that he received it.
- Drainage and SWPPP comments had been submitted to MRB for review.

Planning Counsel was asked to review the deeds to see if a stormwater maintenance easement was in place. Planning Counsel Lester stated he reviewed the abstract and title, which showed a recorded easement. Proposed Easement No. 12 should also be included in the abstract and title. Planning Counsel Lester requested the metes and bounds, along with a legal description and map for his review.

Chairperson McAllister asked if building renderings were submitted for the commercial units. Mr. Fitzgerald presented a rendering of one of the commercial buildings. Chairperson McAllister stated complete renderings were required for review by the Planning Board and MRB. Mr. Fitzgerald agreed.

Mr. Oberst stated that he had begun reviewing the revised plans and had identified several grading questions that needed to be resolved. He had also just begun reviewing the SWPPP and would provide a comment letter.

Mr. Oberst confirmed with Mr. Fitzgerald that he contacted the Fire Marshal regarding the access road behind the building. The Fire Marshal would prefer the road to be paved with asphalt. The road width, either 20 ft. or 24 ft., and its intended purpose, including whether it would serve as emergency access, still need to be confirmed. Once the type of emergency apparatus and road width are determined, a turning radius should be added to the plan. Mr. Fitzgerald added that the buildings are located close to the right-of-way to fight fires.

Chairperson McAllister stated commercial renderings, easement information, SWPPP revisions, and grading changes remain outstanding.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to table the project until the next meeting, November 9, 2026.
Discussion: Mr. Minor asked for clarification on the following items:

- Whether sidewalks would be installed.
- Whether the proposed lighting would consist of wall packs. Mr. Fitzgerald confirmed that wall packs would be installed on the buildings, except at the entryway.

- Five freestanding light poles are proposed for the corner commercial units, with two additional poles to the north.
- The self-storage units will have one pole light at the entrance and wall packs on the buildings. The proposed lighting is shown on Sheet C7.
- Mr. Dollard confirmed with Mr. Fitzgerald that the buildings would have overhead doors and dumpsters would be kept inside.
- Chairperson McAllister confirmed with Mr. Fitzgerald that the building on the smaller lot would have roll-up doors at the rear.
- Mr. Minor asked whether the entire area north of the self-storage units would remain grass. Mr. Fitzgerald explained that the area is designated as a stormwater facility/wet pond and would remain undisturbed.

**Vote:** Unanimous – Aye (7-0)
**Motion Carried.**

**Wal-Mart 1993 Amended Site Plan. 6265 Brockport-Spencerport Road. 084.01-1-14.112.**

Chairperson McAllister confirmed with Mr. Oberst that he has no additional review comments. All questions have been addressed as of today.

Chairperson McAllister added that the Town's Comprehensive Plan identifies earth-tone colors as preferred. Wal-Mart's original application in 2006/2007 proposed blue and grey colors, which were not accepted and why the building currently has earth-tone colors.

Ms. North explained Wal-Mart changes its proto-typical look every five to ten years. The proposed dark grey and blue colors are being considered for all Wal-Mart stores in the Northeast and possibly throughout the country. She asked whether a variance would be an option for the proposed color scheme? Mr. Hale stated that the Zoning Board of Appeals would not be an option for granting a variance for colors.

Mr. Minor confirmed with Ms. North that the existing lighting would remain, with only new light heads being installed in the online pickup and delivery area. Per Mr. Horschel's request, she added that the photometric analysis was included. A third-party reviewer recommended lighting cut sheets, which were included in tonight's submission.

Mr. Minor asked if there would be freestanding signage near the traffic signal at the entrance to the property. Ms. North confirmed that the architect had designed billboard-style signage to be located at the front of the property. Mr. Dollard confirmed with Ms. North that the traffic flow will not be changed. Signage would be located on Wal-Mart property.

Chairperson McAllister requested that the proposed signage location be added to the site plan. A sign permit will be obtained through the Building Department.

Chairperson McAllister stated that a dramatic change to the existing color scheme would not be well received; however, refreshing the existing colors would be acceptable. He asked whether the Board would consider a variation of gray, specifically a significantly lighter shade. He added that, given the size of the building, even a lighter shade of gray would have a significant visual impact and suggested a brownish-gray color.

Ms. North confirmed with the Board that shades of brown would be acceptable and that the existing blue color could remain.

Ms. North suggested putting a color rendering together for the Board to review at the next meeting. The Board agreed.

Mr. Minor confirmed with Ms. North that the directional pickup signs that exist today will be relocated to the new pickup and delivery area. The signs would be blue instead of orange.

Motion: Moved by Mr. Hale, seconded by Mr. Horschel, to table the project until the next meeting, November 9, 2026.
**Vote:** Unanimous – Aye (7-0)
**Motion Carried.**

**Continued Review**
**Sorrentino-Kavanagh Subdivision. 497 Swamp Road. 099.03-1-17.**
The Board continued review of this application. Mr. Oberst stated revised plans were submitted last Tuesday and all comments were addressed.

Mr. Horschel confirmed with Mr. Schultz that the use of the property is strictly for recreational use. He added that the new owner's children have been using it for fun and want to continue to do so by purchasing it.

**Resolution**
Moved by Mr. Hale, seconded by Mr. Rickman,
**WHEREAS,** the Town of Sweden Planning Board has received an application for approval of the Sorrentino-Kavanaugh Subdivision, located at 497 Swamp Road, which was accepted for review on September 14, 2026, and
**WHEREAS,** a public hearing was held by the Planning Board on October 26, 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 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 Sorrentino-Kavanaugh 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 Sorrentino-Kavanaugh Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.
**Vote:** Unanimous – Aye (7-0)
**Motion carried.**

**Verweire Sweden-Walker Amended Site Plan. 5940 Sweden-Walker Road. 099.02-1-5.612.**
The Board continued review of this application. Mr. Oberst stated revised plans were received last Wednesday and the couple of comments were satisfactorily addressed.

Chairperson McAllister confirmed with Mr. Schultz that the zone to the north and south is commercial, while the zoning to the east is residential. The property to the east has historically used the applicant's property for access through a break in the hedgerow. This is the location where the proposed storage building will be placed.

Chairperson McAllister confirmed with Mr. Oberst there will be no impact to drainage.

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

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

**WHEREAS,** the Town of Sweden Planning Board has received an application for approval of the Verweire Sweden Walker Amended Site Plan, located at 5940 Sweden Walker Road, which was accepted for review on September 28, 2026, and

**WHEREAS,** a public hearing was held by the Planning Board on October 26, 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 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 Verweire Sweden Walker Amended 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 Verweire Sweden Walker Amended Site Plan be approved contingent upon receiving all required signatures, and the Chairperson be authorized to sign.

**Discussion:** Mr. Dollard asked whether the freestanding propane tank shown on the site plan is used for heating the pole barn or something else. Mr. Schultz confirmed it is used for heating the pole barn.

**Vote:** Unanimous – Aye (7-0)

**Motion carried.**

**Other**

**<u>Villas at Brandon Woods – Section II. Wood Trace and Etna Trail.</u>**

Mr. Schultz addressed several issues concerning the Villas at Brandon Woods development. He informed the Board that he had advised his clients that they could potentially delay the next phase of their development by failing to complete the outstanding items on the punch list provided by the Highway Superintendent and Town Engineer.

Mr. Schultz stated that he had spoken with Chairperson McAllister to review the punch list. He advised his clients that their failure to address the outstanding items was putting them in a difficult position with the Town.

Mr. Schultz added that the gutters had been damaged, chipped, and surface-pitted from the beginning. For the Town to accept dedication of the roads, the gutters must be replaced to the satisfaction of the Town, Town Engineer, and Highway Superintendent. His clients had reviewed the punch list, identified the items that had been completed, and agreed to sign a letter to the Town.

The letter stated that, due to weather conditions, the road would not be topped this season. It also stated that any damage to the gutters caused by snowplowing would be the responsibility of the developer. An inspection would be conducted in the spring, and any gutters identified as needing replacement would be replaced in full.

Mr. Schultz added that a full letter of credit was in place to cover all gutter improvements.

**Brockport Community Solar Subdivision, Site Plan, and Special Use Permit.**

Chairperson McAllister explained that the applicant is redesigning the project which will be significantly different than the original application. A new application will be submitted and the existing project before the Board will be withdrawn from review. The Planning Board received a letter to withdraw the existing application.

**Motion:** Moved by Mr. Hale, seconded by Mr. Rickman, that the Planning Board approves Brockport Community Solar's request to withdraw its existing application.
**Vote:** Unanimous – Aye (7-0)
**Motion carried.**

**Adjournment**
**Motion:** Moved by Mr. Minor, seconded by Mr. Hale, to adjourn the meeting at 8 p.m.
**Vote:** Unanimous – Aye (7-0)
**Motion carried.**

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk