

TOWN OF SWEDEN
Planning Board Minutes
November 10, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 10, 2025, 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

Member Absent

- Richard Dollard

Also Present

- James Oberst, P.E., MRB, Town Engineer
- Kris Schultz, Schultz Associates
- Tucker Velepec, LandTech
- Ian Kuchman, McMahon, LaRue Associates
- Jeff Bocach, Advantage Federal Credit Union
- Joseph Innes

Also Absent

- Nat O. Lester, III, Planning Counsel - Excused
- Robert LaPoint, Residential Building Inspector - Excused

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. Sharpe, seconded by Mr. Rickman, that the minutes of October 27, 2025, be approved as corrected.

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

Motion carried.

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Accept for Review

Woloshyn Subdivision and Site Plan. Redman Road.098.02-1-34.

Chairperson McAllister stated that the angles, bearings, and other information which were missing for the last meeting have been added. Mr. Velepec agreed.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman to accept the Woloshyn Subdivision and Site Plan for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for December 8, 2025.

Carr Subdivision and Site Plan. 219 Gallup Road. 070.01-2-9.

Mr. Schultz addressed the Board. An application has been made to NYSDEC for a wetlands permit, which was the only outstanding item. It was accepted and a note has been added to the plan that a NYSDEC wetlands permit must be obtained before any construction work begins.

Resolution

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Carr Subdivision and Site Plan, located at 219 Gallup Road, which was accepted for review on July 14, 2025, and

WHEREAS, a public hearing was held by the Planning Board on August 11, 2025, 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, Highway Superintendent, 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 Carr Subdivision and Site Plan are unlisted actions, 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 Carr Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Carr Site Plan be approved, contingent upon receiving all required signatures, and the Chairperson be authorized to sign.

Vote: Unanimous – Aye (6-0)

Motion carried.

Advantage Federal Credit Union Subdivision and Site Plan.4617/4607 Lake Road.083.08-2-5/083.08-2-6.

Chairperson McAllister asked Mr. Oberst for an update. He stated revised plans were received Friday afternoon. Minor comments were addressed this afternoon.

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Chairperson McAllister asked what the drive-through will have. Mr. Bocach stated the inside lane closest to the building will have an ATM and the outside lane will have a tube system with a teller in the building. Chairperson McAllister confirmed with Mr. Oberst that the turning radius was checked with additional curbing and it all works.

Mr. Horshel confirmed with Mr. Kuchman that the drive-through will have signage indicating it is for passenger vehicles only.

Chairperson McAllister clarified that there is no drainage easement required as the existing drainage has been there for many years and is the natural flow; it will not be pursued.

Resolution

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

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Advantage Federal Credit Union Subdivision and Site Plan, located at 4617/4607 Lake Road, which was accepted for review on September 22, 2025, and

WHEREAS, a public hearing was held by the Planning Board on October 27, 2025, 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, Fire Marshal, Highway Superintendent, 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 Advantage Federal Credit Union Subdivision and Site Plan are unlisted actions, 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 Advantage Federal Credit Union Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Advantage Federal Credit Union Site Plan be approved, contingent upon receiving all required signatures, and the Chairperson be authorized to sign.

Discussion: Mr. Minor confirmed with Chairperson McAllister that there were no outstanding contingencies.

Vote: Unanimous – Aye (6-0)

Motion carried.

Other

Innes Subdivision. Reed Road.114.01-1-7.115.

Chairperson McAllister stated that an outstanding issue with this project is the 60 ft. ROW required per lot which would require 120 ft. ROW for subdivision approval. He added that Lot 2 abuts the owner's parcel in the Town of Ogden.

Chairperson McAllister stated this Board's recommendation for the two lots in the Town of Sweden, not dealing with the Town of Ogden, is for the applicant to make an application to the Zoning Board of Appeals (ZBA) for two 30 ft. area variances for access.

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Mr. Innes confirmed with Chairperson McAllister that obtaining an access easement through the Town of Ogden is not an option. A filed easement for the shared access should be considered.

Mr. Minor clarified that the recommendation is for one 60 ft. ROW with two 30 ft. area variances granted from the ZBA for access and an easement filed for shared access.

Code Review

Chairperson McAllister stated at the code review meeting he attended, the recent inquiries for flex building development were discussed. The Town Board is seeking a grant to update the Town's comprehensive plan in 2026. Until the comprehensive plan is updated any proposed projects for a flex building development will not be considered.

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