

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 24, 2025, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members Present

- Richard Dollard
- David Hale
- Craig McAllister
- Matthew Minor
- Peter Sharpe

Member Absent

- Mark Horshel
- Wayne Rickman

Also Present

- | | |
|--|----------------------------|
| • James Oberst, P.E., MRB, Town Engineer | Dave Zielinski |
| • Robert LaPoint, Residential Building Inspector | Paul and Paula Riexinger |
| • Kris Schultz, Schultz Associates | Nick and Michele Gennarino |
| • Ken Stettner | Kevin McCarthy |
| • Robert and Sue Geiger | Glynne Schultz |
| • Doug and Sharon Cross | Nicole Olschewski |
| • Warren Diedrick | Jody Battisti |
| • Lydia Praller | Colleen Privett |
| • Hannah Cameron | Steve Licciardello |
| • Ward and Lori Staubit | Rob Laviano |
| • Rick Popen | |

Also Absent

- Nat O. Lester, III, Planning Counsel - 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. Hale, seconded by Mr. Sharpe, that the minutes of November 10, 2025, be approved as corrected.

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

Motion carried.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Public Hearings

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

Vote: Unanimous – Aye (5-0)

Motion carried.

Chairperson McAllister waived the reading of the legal notice. He explained this portion of the meeting is the public hearing and the purpose of the public hearing is for the Board to receive comments, questions, or concerns from the public; it is not a two-way exchange. Those interested in speaking should approach the podium and state their name and address.

Anheier Estate Subdivision. 1279 and 1291 W. Sweden Road 112.02-1-6, 5.1.

Kris Schultz, Schultz Associates, addressed the Board. He stated this is a simple resubdivision where the two parcels shared a property line that went through an existing barn; the line was moved over for resubdivision approval.

At the last meeting, it was noted that the acreage was less than 80,000 sq. ft. required for subdivision approval; this has been corrected. No site improvements are proposed for this project, and the existing septic systems have been shown.

There were no questions about this project. Chairperson McAllister moved to the next hearing.

Tim Dewey Subdivision and Site Plan-4 Lots. Beadle Road and Root Road. 099.04-2-9.11, 9.12, 9.13.

Kris Schultz, Schultz Associates, addressed the Board. He explained this is a proposed four-lot residential subdivision. Currently, there are three existing parcels. A good amount of work has been completed to show how the four lots can be developed per the Town Code based on the type of leach field design. Extensive soil testing was completed this past summer with the Monroe County Department of Health; soil testing provided that a modified raised septic system could be installed for each lot.

Two lots will have access from Root Road, and two lots will have access from Beadle Road. The lots were designed to be independent so that one lot could be purchased and built on without the other lots.

Town Engineer's review comments were addressed, and a SWPPP was submitted to provide assurance that the surrounding properties will not be impacted by erosion control. He believes it has been reviewed and accepted by the Town Engineer. Monroe County Department of Health's (MCDOH) review comments have been addressed.

Mr. Schultz stated this project is for subdivision and site plan approval. The subdivision is the creation of four lots from three existing parcels while the site plan will show prospective buyers how the improvements have been designed. The owner of the property has spent a lot of time clearing brushes, leaving a lot of significant trees. The Environmental Conservation Board was pleased with the way the clearing was done, minimizing the disturbance.

Chairperson McAllister asked for the plans to be displayed so that the public has a chance to view them prior to asking any questions.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Nick Gennarino, 392 Beadle Road - Mr. Gennarino stated his biggest concern is the septic systems. He researched the code and now understands that the proposed septic systems are modified raised systems and do not require a minimum of five acres. His second biggest concern is the character of the neighborhood. He has lived there for over 30 years. He likes that there is spacing, privacy, and would like to keep it that way. There is nothing like the proposed development in the neighborhood; four houses being jammed into one space. The development will detract from the characteristics of the neighborhood and is too much for one area. Another concern is that the legal notice states the lots will be serviced by public water. Chairperson McAllister stated there is no public water and there are no plans for public water. Mr. Gennarino questioned how the legal notice went out like that, which means there are four wells in a small area. With the past dry summer, he ran out of water twice. He's not an expert, but his concern is with sharing the water table and with more people tapping into it, he will run out of water at some point. This is a huge concern. He is still concerned about the septic systems, the five-acre minimum is appropriate, and jamming that many houses in one area takes away from the character of the neighborhood. He would like to keep it rural, and the spacing and privacy. Moving forward, he would not like to set a precedent. There is still plenty of room between Root Road and Beadle Road for the next guy to come and build five houses and so on. This is not what the neighborhood is about; it doesn't look that way, doesn't behave that way, and he isn't interested in making it that way. Thank you.

Lydia Praller, 74 Root Road - Ms. Praller is a neighbor on the south side of the proposed properties. She has lived there for about eight years, and her major concern is water. She has run out of water every single summer and fall. She has showered at work for a month straight and is worried about the water with two little kids. She must limit doing laundry and has a holding tank in her basement. Her drinking water is yellow and has had testing done, which Calligan recommended not to drink. She makes trips every week or two to the Town garage to fill water jugs. There is absolutely no way that the ground can support four more wells. She needs public water on Root Road. With two of the driveways off Root Road, it is very concerning to her. She feels no one should be able to build until there is public water. Another concern is the rural road which she walks with her kids all the time. She loves that now it is a nice quiet street until there is more traffic from the proposed houses. She is not opposed to neighbors, but with all the clearing of brush, there is less privacy. Could more trees be planted?

David Zielinski, 357 and 335 Beadle Road - Mr. Zielinski's concerns are the character of the neighborhood and the water; even though he hasn't run out of water, he has heard neighbors' issues with no water. He knows the dirty water from the septic system is going into the ground, but where is it going. It has to go somewhere. His main concern is the water. He has a new neighbor this year on the west side of his property at 369 Beadle Road, additional usage. He also thought there was a five-acre minimum in the area.

Ward Staubitz, 301 Beadle Road - Mr. Staubitz lives about a half mile east of the proposed development. His concern is the character of the neighborhood which is an environment that he and wife chose to live in, semi-rural with a good distribution of homes, open land, exposure to nature, peace, and quiet. He would very much like to see that not change. The Town of Sweden is a big enough area where there is room for dense suburban development. The rural areas need to be preserved with some thoughtful decisions made. Another concern is the precedent that would be set by the development of the land around the area. The first gentleman said that he wasn't an expert in water resources and development, but Mr. Staubitz stated he is an expert in that area as a professional hydrologist with 35 years of experience looking at water quality issues with the density of development and the effects of water resources and water quality. He doesn't think the proposed development will affect him personally as the recharge area is farther south up on the hill behind his property. For the people

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

across on the north end of Beadle Road, this could be a greater concern to them as this is their recharge area. His greatest concern is the precedent this could set by increasing the development where there are septic systems and private water supply on three acres. If this development is replicated to the south of him, that is his recharge area where their water comes from, cornfields and woodlands. His water supply is excellent, and he would like to preserve that. The precedent is if this development is approved by the Board, why would it deny anyone else which would have a real effect on his quality of life, health, and safety to the water supply. To conclude, if the residents in this area wanted to live in the suburbs, they would have bought a house there. Many of his neighbors chose Beadle Road for the character that it has and would like to preserve it.

Rick Popen, 235 Root Road – Mr. Popen stated he is a member of the Sweden Environmental Conservation Board, and all projects are reviewed thoroughly. Mr. Popen acknowledged that what Mr. Staubitz stated before him was very well said and complete. He explained there are three existing lots and the project is proposing four; a new house was just built to the east of that. All of the wells and septic systems in that small area are his concern as well as the neighbors down from him. He would like to add more, but what was said before covers it perfectly.

Jody Battisti, 233 Beadle Road – Ms. Battisti echoes the statements of everyone else tonight. She thinks spot zoning and making exceptions like what is proposed sets a horrible precedent for the community as we know it now. Most people moved out here to enjoy the country and to maintain agriculture as it is today. To keep that rural character, cramming four houses into one small area historically has not been done; five acres is too small, in her opinion. In summary, the five-acre requirement should be upheld; the lack of public water is a concern for all those who have wells stressing the aquatic systems too much, and the limitations of the septic systems are a big concern. The proposed project is not a suitable area for a four-lot subdivision. The approval of this project would set a dangerous precedent, safety concerns, and increased traffic. She requests the Board to deny this application and to enforce the existing zoning.

Paula Riexinger, 129 Root Road – Ms. Riexinger owns a lot of open land. She would hate to have this set as a precedent, that if she decides to sell her 28 acres, it could be built as a subdivision. It would make her sick. She would like it to not set a precedent.

Michele Gennarino, 392 and 418 Beadle Road - Her father, who resides at 356 Beadle Road, sent in a letter speaking against the subdivision (letter attached and made part of this record). She would like to reiterate the precedent of this proposed development. She has been in the area for 54 years and lives on the original land of her grandfather and has seen over the years when the original dairy farm was divided into five-acre parcels, which set a precedent then for what the residents want the neighborhood to be. The proposed project, to create a subdivision, sets the precedent for the future. Staying with the five-acre and 200 feet minimum requirements makes for a beautiful neighborhood and would like to continue to see it in a rural setting.

Ken Stettner, 244 Beadle Road – Mr. Stettner stated he has good water, but for everyone living at that corner since 1955, up and down Beadle Road and Root Road, water has been a big issue. Another concern of his is that there is a lot of bedrock up there. If the houses are going to be built on top of the bedrock, the basements will be up out of the ground, and with one or two more floors, the houses will look like skyscrapers on that corner. His main concerns are water and setting a precedent for something else. His own lot is two and a quarter acres, but it was split off the farm at that time.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Suzanne Geiger, 550 Beadle Road – Ms. Geiger stated she has lived there for 15 years, and her husband has lived there for forty years. They love the peacefulness of the neighborhood and have a neighbor who lives across the street on the southwest corner of Root Road and Beadle Road; he is wonderful. He has been building his driveway out of bedrock that he has been digging from the top of the hill for twenty years and eventually wants to build his house there. He owns a lot of property. He works all day long with wheelbarrows filled with boulders. He might not live much longer and the idea of his property's being sold and divided scares her because it is right across the street. Ms. Geiger stated she realizes she can't control the future, only the present. With this development, there will be dump trucks going down Root Road and Beadle Road by her house at 65 mph, which she has seen this past summer while working in her garden and she stopped dead in her tracks, and these suckers aren't going to stop. The trucks are full of dirt, and they speed down Beadle Road. This development will be months of dump trucks; she won't even want to come out of her house to work in the gardens. The guy across the street chiseling with his sledgehammer at 9 p.m. doesn't bother her, but the chance that he might end up selling his property scares her that these many houses could be built across the street from her. She loves her farmhouse. It has pigs, peacocks, chickens, and sheep, with no plans to develop her property as long as she lives there and would like to keep it that way. As far as the water, she thinks we all suffered this year, which is scary too.

Doug Cross, 639 Beadle Road – Mr. Cross stated he relocated about eight years ago from Greece out to this area because it was so quiet, rural, and peaceful. He knew very little until he started talking to his neighbor and found out how bad his water was. Mr. Cross has good water, but his neighbor's water is filled with sulfur. He can't imagine losing his quality of water. Mr. Cross is a cancer survivor, and his doctor asked him to exercise by walking. He is worried about the traffic, not only from a building aspect, but putting four homes in will increase the pedestrian traffic in the neighborhood. There are no sidewalks or street lights. He also addressed setting a precedent for future developments and that the five-acre lot requirement and 250 ft. of frontage is fair. There will still be privacy, and the area will remain appealing. A lot of people he knows are envious of this and he doesn't want to lose it. Thank you.

Warren Diedrick, 358 Root Road – Mr. Diedrick stated he is going to parrot everything else that has been said. One of his main concerns is that the five-acre requirement for a parcel is being moved away from. Isn't that what the zoning code states? Chairperson McAllister stated that the code states if a property will be serviced by a full-raised septic system and well, five acres are required. His other concern is the wells. He has eight neighbors with more than five acres, three of them had to have five acres for whatever reason, which is why he assumed that everyone had to have five acres, but they don't. He doesn't because his property was created long before the zoning ordinance was put in place. Mr. Hale stated it depends on the type of septic system; full raised system, five acres are required; otherwise, it is less, without public water. Mr. Diedrick has a full-raised system and less acreage. Chairperson McAllister stated the property could be pre-existing, nonconforming. Mr. Diedrick stated it is a bad precedent to set up so many houses in a small area. He agrees with what everyone else has said, all good points. He confirmed with the Board that the Clerk is recording what everyone has said for the minutes of the meeting.

Chairperson McAllister asked if there was anyone else with comments, questions, or concerns. There were none.

Chairperson McAllister thanked everyone for coming out and expressing concerns and pointing out a lot of things that the Board is also concerned about. He added that as a Planning Board, we are limited to what we can and can not allow, according to the Town regulations.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Mr. Diedrick asked how all of us would know if this project had been approved or denied, aside from seeing the dump trucks going up and down the road. The Clerk stated by contacting the Town office, calling her, or reading the approved meeting minutes on the Town's website.

Someone else asked what the process is moving forward. Chairperson McAllister stated that the public hearing will be closed and a continue review of the details of the project with the Town Engineer and the applicant's engineer would be completed. All concerns will be looked at, but keeping in mind some can be controlled and some can not.

Another resident added that the community may not want public water because it is easier to develop smaller lots; it's a tradeoff between that and no public water. The residents do care about the water, but also about keeping the rural character.

Motion: Moved by Mr. Dollard, seconded by Mr. Hale, to adjourn the public hearing to the regular meeting at 7:43 p.m.

Vote: Unanimous – Aye (5-0)

Motion carried.

Anheier Estate Subdivision. 1279 and 1291 W. Sweden Road 112.02-1-6, 5.1.

The Board continued review of the project. Chairperson McAllister asked for an update from the Town Engineer. Mr. Oberst stated revised plans were received November 12 and comments were addressed. The biggest concern was the lot line adjustment and confirming the required 80,000 sq. ft. was met. The adjacent leach field was also added to the plans for required setback. He is all set.

Resolution

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision approval of the Anheier Subdivision, located at 1279 and 1291 West Sweden Road, which was accepted for review on October 27, 2025, and

WHEREAS, a public hearing was held by the Planning Board on November 24, 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,

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 Anheier 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 Anheier Subdivision be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

Vote: Unanimous – Aye (5-0)

Motion carried.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Tim Dewey Subdivision and Site Plan-4 Lots. Beadle Road and Root Road. 099.04-2-9.11, 9.12, 9.13.

The Board continued review of the project. Mr. Schultz reiterated that at the start of this project he stated he knew it would be a challenge to get the results for the type of septic system for development. The perc tests were fine, and each lot would require 150,000 sq. ft. The proposed lots meet the code at three and a half or more acres and the required frontage. They are not small lots. The placement of houses will be similar to what exists on Beadle Road now.

Mr. Schultz continued that there is no precedent being set. He understands that people will always be concerned with the quantity and quality of water. The MCDOH did not pick anything up with its review. In the past, he added a requirement to the plans that prior to any permit being issued for a lot, a well drawdown test on will be completed to verify that there is good water and what the recovery rate is. This makes sense because the last thing one would want is to drop a well and realize it doesn't work. There is a drawdown associated with the pump when pumping from a well. The drawdown is based on the height of the aquifer which doesn't extend for miles away. A site that is three and a half acres with a well is not going to get a drawdown that extends beyond the property.

Mr. Schultz will contact the MCDOH and verify, in writing, if anyone has called the MCDOH to say that their well is bad, that they have no water. It is important, if public water is proposed, to show that there is a need for it. He has no doubt the residents had no water because of the dry summer. Will building four houses impact the aquifer a thousand feet down the road? Absolutely not. From the standpoint of the town and to ensure that if someone buys a lot and wants to build a house, there is water first. Another issue is the depth of the well; everyone wants a 30 to 40 ft. deep well and clean water. Should a well be dug too deep, there may be sulfur.

Chairperson McAllister requested Mr. Schultz add the Town's water note onto the plan; it is mandatory unless the property is served by public water. Mr. Schultz agreed.

Mr. Schultz agreed to have it noted on the plan that each lot will have a well drawdown test prior to a building permit being issued to make sure no one has an issue with water.

Chairperson McAllister asked for a project update from the Town Engineer. Mr. Oberst received revised plans and an erosion control SWPPP and all comments were addressed. Outstanding is the MCDOH approval and MCDOT approval. Mr. Schultz stated both MCDOT and MCDOH are ready to sign. He added that this is the one that the fire marshal requested the turnaround is sufficient on the southeast lot. Mr. Schultz showed it in detail and dimensioned it; and he is satisfied with it.

Mr. Minor confirmed with Mr. Schultz that the septic and house are controlled by the bedrock. In addition to completing the perc and deep hole tests for the septic, and because there was high bedrock, the tests were done at the house which elevated the basement to a minimum of one foot, sometimes two feet above the rock because ground water can lay on the bedrock and cause issues.

Mr. Sharpe stated he is not concerned with changing the rural character of the area or setting a precedent, but water has always been an issue. He added he knows of someone living at Beadle Road and Salmon Creek Road and has terrible sulfur in their water. His main concern is that after this project is approved, the water is checked to find out that there is no water. He is not comfortable with this because he knows the well water is bad there and that there are dry wells. What can be done to help with this?

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Chairperson McAllister stated it's important to understand that the Town's water note for properties south of the ridge is that it is not responsible for the quantity or quality of water. Mr. Schultz stated sometimes the MCDOH, during its review of the septic system, will note if the water is bad. This note covers the Town, but it also lets potential buyers or developers know there may be water problems. Mr. Sharpe asked what could be done. Mr. Schultz stated that if the Clerk receives a building permit application for one of the lots; a drawdown test is required first before a permit is issued. The MCDOH drills the well to be used for the house to make sure it has good water and adequate water supply. MCDOH can drill more than one well until good results are received.

Mr. Schultz confirmed with Mr. Sharpe that when the houses are built, they will be spaced 300 to 400 feet apart. The development is not denser than the existing neighborhood.

The Clerk confirmed with Mr. Schultz that a note will be added to the plans that prior to a building permit being issued, MCDOH will provide a letter stating that a drawdown test and water sampling of the well installed, as proof there is adequate water.

Chairperson McAllister asked Mr. LaPoint for any input. He doesn't see any big concerns as the proposed four lots are three existing and one additional. He is happy to hear that the fire marshal's comment has been satisfied.

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 Tim Dewey Subdivision and Site Plan-4 Lots, located on Beadle Road and Root Road, which was accepted for review on October 27, 2025, and

WHEREAS, a public hearing was held by the Planning Board on November 24, 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 Tim Dewey Subdivision and Site Plan-4 Lots 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 Tim Dewey Subdivision-4 Lots 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 Tim Dewey Site Plan-4 Lots be approved, contingent upon receiving approval from MCDOT and MCDOH, the Town's water note added, and a note that a well drawdown test must be completed prior to the issuance of a building permit, all required signatures, and the Chairperson be authorized to sign.

Vote: Unanimous – Aye (5-0)

Motion carried.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

The Highlands at Sweden Subdivision and Site Plan. Transit Way. 084.01-1.008

Chairperson McAllister stated that the traffic report is mind-boggling. Hundreds of cars up there, but only a handful of turns in a day.

Mr. Schultz stated he will relay those comments to the traffic engineer from Passero. He added the biggest concern from the public hearing was how many cars would be pulling into the tract, i.e., 1000 cars.

Chairperson McAllister and Mr. Oberst received a summary of the traffic report that didn't make any sense; details were missing. Mr. Schultz stated that after Mr. Oberst's review, he could ask any questions directly to Passero.

Mr. Minor stated the traffic report indicated there would be an impact on Talamora Trail but only referenced the new project. The report didn't take into consideration the previous two developments plus the 83 houses on Talamora Trail. The report states 53 trips out and 17 trips in are generated but doesn't account for the trips there already.

Mr. Schultz stated all questions will be reviewed by Mr. Oberst and his traffic engineers and all questions will be satisfied.

Chairperson McAllister asked Mr. Oberst for a status update of his review. Mr. Oberst stated he received revised comments but hasn't completed a complete review. A lot of the main comments have been addressed; there are still some comments that need addressing, i.e., infiltration testing for bioretention, weather dependent, whether the open space will be a conservation area, confirm that sidewalks will be extended to Transit Way, and clarify the dedication of utilities, roads, sidewalks, sanitary sewer and storm sewer within the ROW.

Mr. Minor stated there is no sidewalk in front of the schoolhouse. Mr. Schultz explained the original development was industrial/commercial and sidewalks were not required, but with development of the opposite side of Transit Way, sidewalks should be installed. Mr. Minor stated the only sidewalk installed currently is at the plaza. Mr. Schultz approached the Board table to continue discussion of sidewalks.

Chairperson McAllister asked if Mr. LaPoint had any comments regarding putting in additional conservation easements. Mr. LaPoint requested if there are any more conservation easements, that explicit language be included stating whose responsibility it is to take care of dangerous or dead trees. Currently on Talamora Trail, there are dead ash trees on the sides of the homes where there are conservation easements. Landowners are not taking care of the dead trees because they are of the understanding that they cannot touch anything in the conservation easement and the trees are starting to fall down outside the conservation easement onto their homes.

Mr. Schultz stated that if that is actually the case, he recommends not having conservation easements. The owner can take care of everything and not burden the Town. Mr. Oberst confirmed with Mr. Schultz that the intent is to leave wooded areas as it is expensive to clear trees plus it detracts from the value of the property.

Mr. Schultz stated the plans are in good shape. Every concern that Mr. Oberst brought up has been responded to, which is a lot of things. Chairperson McAllister stated that at the next meeting Mr. Schultz should be able to wrap everything up.

TOWN OF SWEDEN
Planning Board Minutes
November 24, 2025

Mr. Minor asked if the lighting plan has been reviewed, and if so, is there an example of similar lighting in Town. Mr. Oberst stated the plans meet the standards relative to the existing foot candles. The pole height was requested to be reduced from 20 ft. to 18 ft. The only comparison would be the Brockport College Suites on Redman Road. Mr. Schultz stated or similar to the lighting at the Wal-Mart Supercenter. Safety has to be taken into consideration when determining the type and intensity of the lighting.

Mr. Licciardello approached the Board. He stated he understands this is the time of year where all the holidays are approaching and there could be a limited meeting schedule, would the Board consider conditional approval tonight contingent upon meeting all of the Town Engineer's concerns. He is trying to streamline a couple of things with RG&E, especially with the uncertainty of gas being available, and a conditional final approval by the end of the year is needed.

Chairperson McAllister stated the first meeting in December is scheduled and everything should be addressed for the project at that time. If needed, would the Board be able to write an approval letter. The Board agreed to a letter or approved minutes.

Adjournment

Motion: Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting at 8:45 p.m.

Vote: Unanimous – Aye (5-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk

John and Kathy Roguski

356 Beadle Road

Brockport, NY 14420

November 17, 2025

To Town of Sweden Planning Board:

We recently received the notice regarding the Tim Dewey Subdivision and Site Plan.

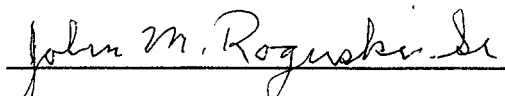
As we are unable to attend the November 24, 2025 public meeting we are hoping this letter will be accepted as our views on this matter.

As lifelong residents of Beadle Road, we do NOT support the plan as indicated in the notice.

- We feel that four houses in that little area will take away from the rural nature of our neighborhood.
- We are concerned that, as far as we know, there is no public water servicing those lots and therefore the proposed houses would need ground wells, which could tax our current water supply, especially during dry times.
- The lots will need septic systems, which the town code requires five acres for, all proposed lots are less than five acres. We are concerned about drainage and other issues.
- Lots less than five acres also take away from the rural nature of our neighborhood.
- There is also increased traffic in a small area to be concerned with.
- We enjoy our neighborhood the way it is with the houses reasonably spaced, its rural farm nature, quietness and overall peacefulness. We feel the proposed plan would significantly take from this.

Please do NOT approve this plan.

Thank you,


John Roguski


Kathy Roguski

Received
11/24/25
