

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**April 27, 2026**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 27, 2026, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

**Members Present**

- Richard Dollard
- David Hale – Acting Chairperson
- Mark Horschel
- Matthew Minor
- Wayne Rickman

**Members Absent**

- Craig McAllister
- Peter Sharpe

**Also Present**

- James Oberst, P.E., MRB, Town Engineer
- Marcus VanMeter, MRB
- Bryan White, McMahan-LaRue Associates
- Jacob Lewis, Passero Associates
- Jan Preston
- Mike, Alaina, and Nico DeLucia

**Also Absent**

- Nat O. Lester, III, Planning Counsel - Excused

**Call to Order**

Acting Chairperson Hale 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 April 13, 2026, be approved.

**Discussion:** Acting Chairperson Hale did not have a chance to review minutes and reserved the right to make editorial comments.

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

**Motion carried.**

**Public Hearing**

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

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**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

Acting Chairperson Hale waived the reading of the legal notice.

**Autumn Ridge Subdivision. Lake Road and Redman Road. 083.04-1-1.211,14.121, 15.21.**

Bryan White, McMahon-LaRue Associates, Land Surveyor, presented the application along with the applicant and prospective purchaser of Lot 2, Mike DeLucia, and his wife, Alaina, and newborn son, Nico.

Mr. White stated the applicant is proposing a resubdivision of the former Woods at Sable Ridge Subdivision, approximately 260 acres, 141 tax parcels, into two parcels. Mr. Delucia proposes to purchase approximately 178 acres, with the remaining lands to remain under Jason Sweden LLC, who is the current owner of the entire property. Engineering comments have been received and addressed.

Acting Chairperson Hale asked if there were any other questions, comments, or concerns.

Janice Preston, 5600 Redman Road – Ms. Preston is fine with the proposed resubdivision.

**Motion:** Moved by Mr. Dollard, seconded by Mr. Rickman, to adjourn the public hearing to the regular meeting at 7:08 p.m.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

The Board continued review of this application.

Acting Chairperson Hale asked Mr. Oberst for an update. Mr. Oberst reported that revised plans were received and all comments have been addressed. He confirmed with the Clerk and Highway Superintendent that Royal Gardens Way is a dedicated Town road providing legal access to Lot 1.

Acting Chairperson Hale requested a motion for conditional final approval.

**Resolution**

Moved by Mr. Rickman, seconded by Mr. Minor,

**WHEREAS,** the Town of Sweden Planning Board has received an application for approval of the Autumn Ridge Subdivision, located at Lake Road and Redman Road, which was accepted for review on March 23, 2026, and

**WHEREAS** a public hearing was held by the Planning Board on April 27, 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, Highway Superintendent, and Fire Marshal,

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**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 Autumn Ridge 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 Autumn Ridge Subdivision be granted final approval, contingent upon receipt of all required signatures, and the Chairperson be authorized to sign the mylar.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

**Johnson Subdivision and Site Plan. Eisenhower Drive. 084.04-1-25.006.**

Jacob Lewis, Passero Associates, addressed the Board. He is seeking final approval of the subdivision and site plan. Engineering and other agency comments have been received and responded to.

Acting Chairperson Hale asked Mr. Oberst for an update:

- Revised plans and a response letter have been received with most of the review comments addressed.
- Easements need to be reviewed by Planning Counsel Lester.
- Initial review of SWPPP looks good; final review has to be completed.

Mr. Minor asked if the Fire Marshal's concerns with the driveway turnaround were addressed. Mr. Lewis provided a response to his comments, which the Clerk read and that the Fire Marshal was good with.

Mr. Minor asked if MCDOH was good with the proposed septic system. Mr. Oberst stated final approval has not been granted but it has been submitted for review. Mr. Lewis agreed and stated that MCDOH is waiting for a SEQRA determination from this Board before final approval of the septic system is granted.

Mr. Horschel confirmed with Mr. Lewis that there is public water on Shumway Road and that the water and/or utility easement, along with the ingress/egress easement, will have to be reviewed by Planning Counsel Lester.

Mr. Oberst stated that MCDOT confirmed that the existing curb cut on Shumway Road is a permitted curb cut. He added that the applicant will require a permit from MCDOT when working in the ROW to tap the watermain.

Mr. Minor confirmed with Mr. Lewis that there will be one easement for utilities and ingress/egress along the driveway.

Mr. Dollard confirmed with Mr. Lewis that the current owner of 81 Shumway Road, Michele Johnson, will maintain the main driveway.

Mr. Horschel confirmed with Mr. Lewis that, if necessary, there is enough frontage on Shumway Road for each lot to have its own access on Shumway Road. Mr. Lewis added that the reason for shared access is to protect the existing farm use and maintain livestock fence.

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**Resolution**

Moved by Mr. Rickman, seconded by Mr. Horschel,

**WHEREAS**, the Town of Sweden Planning Board has received an application for approval of the Johnson Subdivision and Site Plan, located at Eisenhower Drive and Shumway Road, which was accepted for review on March 9, 2026, and

**WHEREAS**, a public hearing was held by the Planning Board on April 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, Highway Superintendent, Fire Marshal, Monroe County Department of Transportation, 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 Johnson Subdivision and Site Plan are unlisted actions, which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

**Discussion:** Mr. Minor stated the above resolution states Johnson Subdivision and Site Plan and the plans state 81 Shumway Site Development, which is it? Mr. Horschel confirmed with the Clerk that the parcels would have different addresses. The Board agreed that 81 Shumway should not be the title project and modify the plans to state Johnson Subdivision and Site Plan. Mr. Lewis agreed.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

**Motion:** Moved by Mr. Minor, seconded by Mr. Dollard, that the Johnson Subdivision and Site Plan be tabled for final approval.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

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

The Clerk reported that the applicant addressed all engineering comments and requested expedited approval.

Acting Chairperson Hale asked Mr. Oberst for an update. Mr. Oberst stated his two comments regarding the type of enclosure for sound attenuation and what the expected decibel level from the property line were addressed.

- Anticipated decibel reading was estimated at the mid-60s near the property line, which equates to a normal conversation per the charts provided.
- Operational run time was confirmed monthly for normal maintenance.

Mr. Horschel asked if there were any State standards for what the maximum decibel level can be at the property line or nearest home. Mr. Oberst stated the building code requirements would need to be adhered to.

The Clerk stated the Town's Noise Ordinance addresses acceptable noise levels. Mr. Horschel stated there should be a standard for decibel levels.

Mr. Dollard asked if the generator was required to have an enclosure. Mr. Oberst stated that typically the outdoor units have a built-in sound attenuated enclosure that is weatherproof, which helps keep the noise level down.

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Mr. Horschel confirmed with Mr. Oberst that NYSDEC has requirements for the diesel fuel tank and that there is dual containment for any spills or leaks. Mr. Oberst determined that the unit uses diesel fuel from the specifications provided by the Clerk.

Acting Chairperson Hale asked if there were any other questions. There were none.

The Board discussed granting expedited approval and agreed that it would be acceptable.

**Resolution**

Moved by Mr. Rickman, seconded by Mr. Dollard,

**WHEREAS,** the Town of Sweden Planning Board has received an application for approval of the Wal-Mart SC Amended Site Plan, located at 6265 Brockport-Spencerport Road, which was accepted for review on April 13, 2026, and

**WHEREAS,** the Planning Board has reviewed the Short Environmental Assessment Form, and the comments of the Town Engineer, Environmental Conservation Board, Highway Superintendent, Fire Marshal, and Commercial Building Inspector,

**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 Wal-Mart SC 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 Planning Board determines the Wal-Mart SC Amended Site Plan is appropriate in the interest of the public health, safety and general welfare, and no undesirable change will be produced in the character of the neighborhood or no detriment to nearby properties will be created, and

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the public hearing be waived and the Wal-Mart SC Amended Site Plan be granted approval, contingent upon all required signatures being obtained, and the Chairperson be authorized to sign the mylar.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

**Adjournment**

**Motion:** Moved by Mr. Minor, seconded by Mr. Dollard, to adjourn the meeting at 8:05 p.m.

**Vote:** Unanimous – Aye (5-0)

**Motion carried.**

Respectfully submitted,  
Phyllis Brudz  
Planning Board Clerk