

TOWN OF SWEDEN
Planning Board Minutes
August 10, 2026

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

- Marcus VanMeter, MRB
- Nat O. Lester, III, Planning Counsel
- Terry Ekwel, Commercial Building Inspector
- Edmund S. Martin, Passero Associates
- Kris Schultz, Schultz Associates
- Robert Fitzgerald, Fitzgerald Engineering
- Michael Cenzi
- Carl Grasta
- Jason Hoorn
- Dan Lincoln

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. Hale, that the minutes of July 13, 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 7:03 p.m.

Vote: Unanimous – Aye (7-0)

Motion carried.

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Chairperson McAllister waived the reading of the legal notice.

Battisti Subdivision-Lot 4 Amended Site Plan. 751 Shumway Road. 084.03-1-16.34.

Mike Cenzi, property owner, addressed the Board. He is proposing to move the previously approved house and septic system farther back on the lot. He addressed the Town Engineer's comments; the SWPPP and SHPO letter are still outstanding.

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

Transit Way Subdivision-Lot 2 Site Plan. Transit Way. 084.01-1-1.011.

Kris Schultz, Schultz Associates, addressed the Board. Since the last meeting he has received review comments from the Town Engineer, Building Department, and Fire Marshal. The application is for a proposed one-story building centered on a lawn care and maintenance business and meets all setback requirements. The majority of the work vehicles will be stored on the south side of the building. There will be a small parking lot on the north side of the building for customers and office staff. The building was designed to facilitate deliveries once a week. The business is not expected to have a large customer base as this is service-oriented business where employees go out and take care of lawn maintenance. The proposed lot is on the south side of Transit Way west and adjacent to a proposed road which is part of a development that the mylars were signed tonight.

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

Motion: Moved by Mr. Rickman, seconded by Mr. Hale, to adjourn the public hearing to the regular meeting at 7:10 p.m.

Vote: Unanimous – Aye (7-0)

Motion carried.

J.J. Acres Subdivision-10 Lots. 7050 Fourth Section Road. 084.01-1-15.

The Clerk stated A.J. Barea, PLS, who is representing this application, is not present. Chairperson McAllister moved to the next application for acceptance for review.

Transit Way Development. Transit Way. 084.01-1-1.004 and 084.01-1-1.009.

Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. Mr. Minor asked if a determination was made from the options discussed at the last meeting. Mr. Fitzgerald stated his client decided on a three-lot subdivision. A mini storage development is proposed for the left side of the property, Lot 1, ending at the industrial zoned district line, A commercial development is proposed for the corner lot, Lot 2 and for the north property, Lot 3. This option cleans up the subdivision portion and the zone line going through the middle of Lot 1.

Mr. Minor asked for clarification of the application names for the two Transit Way properties. The Clerk stated Transit Way Development Subdivision and Site Plan would be appropriate; however, Transit Way-Lot 2 Site Plan could be more specific. Mr. Schultz suggested renaming it to the Hoorn Site Plan being Lot 2 of the Transit Way Subdivision. The Board agreed.

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Motion: Moved by Mr. Minor, seconded by Mr. Dollard, that the Transit Way Development Subdivision and Site Plan be accepted for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The public hearing will be scheduled for September 14, 2026.

Johnson Subdivision and Site Plan Resubdivision of the Ledgeale Airpark Subdivision. 81 Shumway Road. 084.04-1-25.006.

Chairperson McAllister stated the last status report indicated the sign and stormwater easements still needed to be filed. Planning Counsel Lester has reviewed the easements and a conditional final could be granted contingent upon the filing of the easements. The Clerk stated SEQRA and preliminary approvals were granted previously.

Edmund Martin, Passero Associates, addressed the Board. He stated the application is for a proposed 5-acre parcel out of approximately 30.5 acres and is compliant. Mr. Minor confirmed with Counsel Lester that the easements look good, but he has asked the Town Engineer to verify metes and bounds. Mr. Minor also confirmed that Lot 1B is gaining access over Lot 1A and the existing property located at 81 Shumway Road. Lot 1A is also gaining access over 81 Shumway Road. Both access easements include utilities too. Mr. Martin added there is an offsite well that MCDOH has reviewed and is ready to sign the plan. Mr. Minor requested the Ag Data Statement and well water statement be added to the plan. Mr. Martin agreed.

Resolution

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Johnson Subdivision-2 Lots and Site Plan-1B, located at 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 Planning and Development, and Monroe County Department of Transportation,

WHEREAS, the Planning Board on April 27, 2026, declared itself lead agency for the environmental review of this application pursuant to the SEQRA regulations [6 NYCRR §617.6 (b)], and determined that the Johnson Subdivision-2 Lots and Site Plan-1B are unlisted actions, which will not have a significant impact on the environment, and granted the resubdivision preliminary approval,

NOW, THEREFORE, BE IT RESOLVED, that the final hearing be waived, and the Johnson Resubdivision – 2 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 Johnson Site Plan-1B be approved contingent upon the approval of the easements and the Chairperson be authorized to sign.

Discussion: Chairperson McAllister stated approval of the site plan should be contingent upon the approval of the easements by Planning Counsel. The Clerk was asked to make that change.

Vote: Unanimous – Aye (7-0)

Motion carried.

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Chairperson McAllister returned to the J.J. Acres Subdivision application for acceptance of review.

J.J. Acres Subdivision-10 Lots. 7050 Fourth Section Road. 084.01-1-15.

The Board reviewed and accepted the application.

Motion: Moved by Mr. Hale, seconded by Mr. Dollard, that the J.J. Acres Subdivision-10 Lots be accepted for review.

Vote: Unanimous – Aye (7-0)

Motion carried.

The public hearing will be scheduled for September 14, 2026.

Battisti Subdivision-Lot 4 Amended Site Plan. 751 Shumway Road. 084.03-1-16.34.

The Board continued review of this application. Marcus VanMeter, MRB, stated there are some outstanding items, such as the SWPPP, SHPO letter, revised EAF, but nothing is a showstopper. All review comments have not been addressed to date. The Board agreed to table the application.

Motion: Moved by Mr. Hale, seconded by Mr. Minor, that the Battisti Subdivision-Lot 4 Amended Site Plan be tabled until the next meeting, September 14, 2026.

Vote: Unanimous – Aye (7-0)

Motion carried.

Mr. Minor discussed Fire Marshal's request for a wider driveway. The road now shows the driveway width at 20 ft. wide, which the Fire Marshal is satisfied with. Mr. Minor wanted to make sure the revised 20 ft. driveway width covers the requirement for a bubble which is 20 ft. by 50 ft., every 250 ft. Should a bubble still be shown on the driveway as an overlay? The Board requested the Fire Marshal to clarify.

Transit Way Subdivision-Lot 2 Site Plan. Transit Way. 084.01-1-1.011.

The Board continued review of this application. Mr. Schultz addressed the Board. Responses to MRB's review comments have been submitted for review; there were no showstoppers. A SWPPP is still outstanding and is expected to be submitted for review this week.

Mr. Schultz stated his client is present tonight to answer any questions specific to the business. The proposed building will be single-story with a new office upfront. The site has been designed to loop and get a tractor trailer off the new road.

Chairperson McAllister confirmed with Mr. Schultz that all equipment will be stored inside the building. Mr. Schultz added the parking lot behind the building shows a truck with a trailer set up for mowing on the plan which will be parked back there and able to pull right through.

Chairperson McAllister stated the application be tabled until MRB has had a chance to review responses submitted.

The Clerk confirmed with Mr. Schultz that to avoid confusion with the two Transit Way applications, he will change the name to Hoorn Site Plan, Lot 2 of the Transit Way Subdivision.

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Motion: Moved by Mr. Hale, seconded by Mr. Minor, that the Hoorn Site Plan, Lot 2 of the Transit Way Subdivision be tabled until the next meeting, September 14, 2026.

Vote: Unanimous – Aye (7-0)

Motion carried.

Mr. Dollard asked whether the landscaping business would store mulch or topsoil on the property. Chairperson McAllister stated whatever is stored will be inside the building.

Chairperson McAllister discussed with the Board whether there was an interest in ordering outerwear personalized with the Town of Sweden Planning Board. The majority of the Board was interested.

Adjournment

Motion: Moved by Mr. Hale, seconded by Mr. Dollard, to adjourn the meeting at 7:45 p.m.

Vote: Unanimous – Aye (7-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk