

TOWN OF SWEDEN
Planning Board Minutes
October 27, 2025

A regular meeting of the Town of Sweden Planning Board was held on Monday, October 27, 2025, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members Present

- Richard Dollard
- Mark Horschel
- Craig McAllister
- Matthew Minor
- Wayne Rickman
- Peter Sharpe

Member Absent

- David Hale

Also Present

- Nat O. Lester, III, Planning Counsel
- James Oberst, P.E., MRB, Town Engineer
- Robert LaPoint, Residential Building Inspector
- Kris Schultz, Schultz Associates
- Richard Maier, Maier Land Surveying
- Adam Colton, DDS Companies
- Jeff Bocach and Nihida Donohew, Advantage Federal Credit Union
- Joseph Innes
- Tucker Velepec, LandTech
- Steve Licciardello and Robert Laviano, LandL Construction
- John Egan
- Jim Dunn
- Steve and Robin Lauth
- Carolyn Marcuccio
- Mercedes Skidmore

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. Rickman, that the minutes of September 22, 2025, be approved.

Vote: Unanimous – Aye (6-0)

Motion carried.

Public Hearings

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

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Vote: Unanimous – Aye (6-0)

Motion carried.

Chairperson McAllister waived the reading of the legal notice.

Country View Terrace Amended Site Plan – Lot 5. 9 Counrry View Terrace. 083.01-4-18.

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

Hall Subdivision and Site Plan. 101 Beadle Road. 099.04-2-8.2.

Adam Colton, DDS Engineering, addressed the Board. Also, present, Rich Maier, Maier Land Surveying. They are both representing Kevin Hall for subdivision and site plan approval for a single-family home on Beadle Road. The proposed three-bedroom home will be serviced by a private septic system and well.

Since last month's acceptance for review meeting, comments have been received from the Development Review Committee (DRC), Environmental Conservation Board (ECB), and the Town Engineer, of which all comments have been addressed. MCDOT is ready to sign the plans and MCDOH requested a few minor comments be addressed.

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

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

Ian Kuchman, McMahon-LaRue, addressed the Board. Also, present, Jeffrey Bocach, applicant. Since the last meeting that the project was presented, nothing substantially has changed. The existing structure is being renovated with site improvements to circulation, parking, and a better demarcation from the neighbor per a parking/traffic standpoint.

Review comments have been received from the Town Highway, Engineer, Fire Marshal, and ECB. Responses and revised plans have been submitted addressing all the comments. Mr. Kuchman would be happy to answer any questions.

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

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

Kris Schultz, Schultz Associates, addressed the Board. He stated that since the last meeting, the project was before the Zoning Board of Appeals (ZBA), and an area variance was granted for the proposed height of the three-story apartment buildings. This project will be developed adjacent to the Villas at Brandon Woods and consists of three, 3-story apartment buildings and two, 4-unit townhome buildings. All agencies have reviewed the application, and responses are being worked on. Mr. Schultz would be happy to answer any questions.

Chairperson McAllister asked if there was anyone from the public with questions, comments, or concerns.

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Carolyn Marcuccio, 29 Wood Trace – Ms. Marcuccio had two questions regarding the two existing water detention ponds that currently service the Villas at Brandon Woods. Will the same ponds service the proposed development, and will they tie into the existing storm sewer along Wood Trace?

Mr. Schultz stated that no, the proposed development will not tie into the existing storm sewer or use the existing detention pond at the base of the hill. This development will use the pond that was designed for the Transit Way development. The large detention pond on the west side of Transit Way as you head to Rte. 31 will be servicing the development. There will be no storm sewer headed Ms. Marcuccio's way.

Ms. Marcuccio's second question has to do with traffic during construction. Will the new part of Wood Trace be used for construction vehicles to access the development? Mr. Schultz stated yes it will; Wood Trace will continue westerly through the development to Transit Way. Mr. Schultz stated it will be much more efficient to have the construction entrance at Transit Way than to run all the way through Wood Trace.

Ms. Marcuccio expressed her appreciation for a construction entrance at Transit Way to avoid all the noise, traffic, and mess that would be created coming from Talamora Trail through Wood Trace to Transit Way. Ms. Marcuccio asked if there was a way to enforce this. Mr. Schultz stated that typically after the project is approved, there is a pre-construction meeting where details such as limiting exposure to Wood Trace to Transit Way will be discussed. The developer is responsible for the condition of the roads that construction vehicles use. The use of Wood Trace can't be eliminated because with any construction site, there should be an emergency exit.

Ms. Marcuccio asked if the Planning Board can make sure Transit Way is used as a construction entrance and the use of Wood Trace is limited. Chairperson McAllister stated the Planning Board reviews plans; enforcement would come from the Building Department. Rob LaPoint, Residential Building Inspector, stated he is the code enforcement officer for the Town and if there are any concerns during construction Ms. Marcuccio can call him. She was happy to hear that and stated she would do that if necessary.

John Egan, 456 Shumway Road – Mr. Egan stated he was surprised there aren't more people present from Talamora Trail due to the increased traffic. Mr. Egan expressed his dissatisfaction with the original development of Wood Trace, which was approved many years ago. Rules changed because of the need for sprinklers, an additional ingress/egress road was installed, eliminating a lot of green space. With the new development of apartment buildings, more green space will be eliminated and replaced primarily by parking. Mr. Egan confirmed with Mr. Schultz that there are no wetlands on the site. Mr. Schultz added from a community standpoint, people will always be moving into town and want to build. From a good planning standpoint, constructing buildings where the land is dense and the utilities are located preserves green space overall.

Mr. Egan also commented on the traffic congestion at Lake Road and Rte. 31. Someone must think outside the box for future development in that area. For example, utilizing Transit Way and Hartshorn Drive as means of travel. He is imagining all the increased traffic on Shumway Road going past his house due to the recent developments.

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Mr. Egan asked if additional ladder trucks will be needed to fight fires for the new development. Mr. Schultz stated the site will be protected by public water and that additional fire hydrants have been requested. Mr. Egan had requested sewer and water for his property located on Shumway Road with the original Wood Trace subdivision approval but never heard anything. He realizes at some point the rural character of the town will be gone and hoped some considerations would have been given.

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

Motion: Moved by Mr. Rickman, seconded by Mr. Dollard, to adjourn the public hearing to the regular meeting at 7:15 p.m.

Vote: Unanimous – Aye (6-0)

Motion carried.

Accept for Review

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

Joseph Innes, applicant, addressed the Board. He is requesting to subdivide a lot from property owned by Mr. Robertt Fisher. The lot is located on the southern portion of the property and has access off Reed Road. The property is 43.8 acres, and the proposed lot is approximately 10.6 acres.

Mr. Minor clarified with Mr. Innes that the property is one parcel currently but will become two. The current owner will own the lot to the north. The Board reviewed the drawing. Mr. Innes added that he will own the southern lot and access, and Mr. Fisher will have an easement through his property to access the north lot. The easement will run south to north and extend east to west and continue north.

Chairperson McAllister confirmed with Mr. Innes that the 60 ft. to the north lot is through an easement only, which creates a landlocked parcel. Mr. Innes stated Mr. Fisher does have access from Euler Road so it is not landlocked. Chairperson McAllister reviewed the site plan. He doesn't see where Mr. Fisher has a 60 ft. ROW to Euler Road for the north lot. Mr. Innes stated it was the old Reed Road and was under the impression that the Town owns 30 ft. from the center line. Discussion took place at the Board table.

Chairperson McAllister explained that each lot must have its own 60 ft. ROW to a dedicated road, not through an easement. Mr. Innes stated, even if Mr. Fisher owns property to the north that abuts the north subdivided lot? Chairperson McAllister stated Mr. Fisher would have to merge the subdivided north lot to his lot off Euler Road.

Robert LaPoint, Residential Building Inspector, informed the Board that Mr. Fisher's lot off Euler Road is in the Town of Ogden, which means that the lots could not be merged and that the subdivided north lot located in the Town of Sweden does not have 60 ft. ROW to a dedicated road.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman, to accept the Innes Subdivision for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

Planning Counsel will investigate the project further. The Clerk will update Mr. Innes accordingly. No public hearing scheduled at this time.

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

Tucker Velepec, LandTech, addressed the Board. He is representing Mr. Woloshyn, who owns approximately 9.1 acres on Redman Road and is proposing to construct a single-family home and barn to be serviced by a private septic system, public water, and electricity. The site plan is for a 1,300 sq. ft. ranch-style home and will be located 306 ft. back on the property. The proposed site plan is code compliant.

Mr. Velepec stated Mr. Woloshyn owns the lot to the south; each lot has a separate tax account number. Chairperson McAllister explained that before a site plan can be approved, the parcel must be formerly subdivided and a map filed with the county. Mr. Velepec agreed.

Chairperson McAllister asked Mr. Velepec to check the requirements for subdivision and site plan approval to make sure that there are dimensions, angles, bearings. The lot to the south has existing structures on it that should have dimensions added. Mr. Velepec agreed.

Mr. Minor suggested Mr. Velepec ask the Clerk for driveway specifications found in the Land Use Regulations. Mr. Velepec agreed. Chairperson McAllister would like to see dimensions added before the Board accepts the project for review.

Motion: Moved by Mr. Horshel, seconded by Mr. Minor, to reject the Woloshyn Subdivision and Site Plan until the appropriate information has been obtained and added to the plans.

Vote: Unanimous – Aye (6-0)

Motion carried.

Chairperson McAllister stated that depending upon how quickly the information is provided, the project can be added to the November 10, 2025, planning agenda. Mr. Velepec agreed.

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

Kris Schultz, Schultz Associates, addressed the Board. He explained that during recent surveys that were completed, it was determined that the lot line was located through an existing barn. The lot line was moved over slightly for subdivision approval.

Chairperson McAllister confirmed with Mr. Schultz that the barn meets the required setback for storage, no animals will be housed in the barn. Chairperson McAllister confirmed with Mr. Schultz that the old kennel shown on the plat will be removed. The house will be up for sale.

Mr. Horshel asked if the new lot meets the 80,000 sq. ft. lot size requirement. It was determined, it does not and will have to be made a little bigger. Mr. Schultz will address that by pulling the west line back so that it is 1.85 acres.

Mr. Minor requested the existing septic system location be added to the plan.

Motion: Moved by Mr. Minor, seconded by Mr. Rickman, to accept the Anheier Estate Subdivision for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for November 24, 2025.

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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 was a fun four-lot subdivision and site plan to design. It was based on soil testing, which each lot conforms to code.

The Board reviewed the plans.

The applicant has done a nice job clearing the site; it will be a good, developed tract when completed. The address was confirmed as a Spencerport, New York, address.

Mr. Minor confirmed with Mr. Schultz that the four-lot subdivision is also for site plan approval.

Motion: Moved by Mr. Rickman, seconded by Mr. Horshel, to accept the Dewey Subdivision and Site Plan - 4 Lots for review.

Vote: Unanimous – Aye (6-0)

Motion carried.

The public hearing will be scheduled for November 24, 2025.

Country View Terrace Amended Site Plan – Lot 5. 9 Country View Terrace. 083.01-4-18.

The Board continued review of this application.

Chairperson McAllister asked Mr. Oberst for an update. He stated revised plans were received Friday; all comments have been addressed. A revised plan is needed for signing; a mailbox detail and one other minor detail are outstanding.

Resolution

Moved by Mr. Minor, seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Country View Terrace Amended Site Plan-Lot 5, located at 9 Country View Terrace, which was accepted for review on September 8, 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 Short Environmental Assessment Form, and the comments of the Town Engineer, Highway Superintendent, Fire Marshal, Environmental Conservation Board, and Monroe County Department of Health,

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 Country View Terrace Amended Site Plan-Lot 5 is an unlisted action, which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Country View Terrace Amended Site Plan-Lot 5 be approved, contingent upon the mailbox detail and erosion control detail are added to the site plan, all required signatures are obtained, and the Chairperson be authorized to sign.

Vote: Unanimous – Aye (6-0)

Motion carried.

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Hall Subdivision and Site Plan. 101 Beadle Road. 099.04-2-8.2.

The Board continued review of this application.

Chairperson McAllister asked Mr. Oberst for an update. He stated revised plans and response letter were received Friday. The main concern was the proposed well located in the 100 ft. buffer area which has been relocated. All other comments have been addressed.

Mr. Dollard asked what the length of the proposed driveway is. Mr. Kuchman stated the zoning statistics table shows the front setback at 188 ft., less than 250 ft.

Mr. Horshel confirmed with Mr. Kuchman that the wetlands did not have to be delineated since the proposed well was relocated outside the buffer area.

Resolution

Moved by Mr. Minor, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for subdivision and site plan approval of the Hall Subdivision, located at 101 Beadle 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 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 Hall 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 Hall 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 Hall Site Plan be approved, contingent upon receiving approval from Monroe County Department of Health and Monroe County Department of Transportation, 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.

The Board continued review of this application.

Chairperson McAllister asked Mr. Oberst for an update. He stated revised plans, and the response letter was received Friday. There are a few outstanding comments that must be addressed regarding obtaining a NYSDOT permit and NYSEG, regarding the proposal to move the overhead lines to underground. The existing discharge drainage is to the northwest, and it is recommended that an easement be obtained for it. The Board can weigh in on whether it is grandfathered, or if it recommends an easement.

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Mr. Minor confirmed with Mr. Oberst that there is an underground storm sewer system on the site. There is no proposed change to the location of the drainage outlet at this time. The drainage moves across another parcel, Barry Dodge, and eventually goes to Coleman Creek. There is no drainage easement that exists today. Chairperson McAllister referred this to Planning Counsel.

Chairperson McAllister asked if the turning radius was reviewed at the drive-through. Mr. Oberst stated that it still needs to be looked at more thoroughly. A template has been added to the plan for passenger vehicles.

Mr. Kuchman stated that a turning radius was completed, however, it didn't make it on the revised plans. A note has been added to the plan to add signage that only passenger vehicles can pass through the drive-through. He noted that it is a working relationship with NYSDOT for review as what will be allowed to modify the one-way exit; he proposed that it could be a condition of final approval. Chairperson McAllister stated the main concern is off Ellis Drive, not a state road. He's not sure how much concern NYS DOT will have at the existing, approved Lake Road access.

Chairperson McAllister asked if the project would be ready for conditional approval at the next meeting. Mr. Oberst stated depends on the timing of NYSDOT and NYSEG. Mr. Kuchman stated the applicant is prepared to go either way with the lines, overhead or underground, so it shouldn't be an issue.

Mr. Oberst confirmed with Mr. Kuchman that no site lighting is proposed, only building lighting. The proposed drainage easement was discussed; to be determined.

Mr. Kuchman requested the project be tabled until the Planning Board's next meeting.

Motion: Moved by Mr. Minor, seconded by Mr. Horshel, to table the Advantage Federal Credit Union Subdivision and Site Plan until November 10, 2025, meeting.

Vote: Unanimous – Ayes (6-0)

Motion carried.

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

The Board continued review of this application.

Chairperson McAllister asked Mr. Oberst for an update. Mr. Oberst has not received revised plans or a response letter to date. Mr. Schultz stated it will be forthcoming; there is more work to do.

Mr. Schultz added the right path was to go to the ZBA first for an area variance for the building height, which was granted. Mr. Oberst's review comments were very thorough and will be addressed. The original drainage study for the regional detention pond completed years ago was reviewed, and it does have capacity for this development.

Motion: Moved by Mr. Minor, seconded by Mr. Sharpe, to table the Highlands at Sweden Subdivision and Site Plan until November 24, 2025, meeting.

Vote: Unanimous – Ayes (6-0)

Motion carried.

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Other

Hess Subdivision and Site Plan. Redman Road. 083.03-1-25.11.

Motion: Moved by Mr. Minor, seconded by Mr. Sharpe, to grant the Hess Subdivision and Site Plan a 90-day extension until January 31, 2026.

Vote: Unanimous – Ayes (6-0)

Motion carried.

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

Mr. Schultz requested the opportunity to give an update on this project. The Board agreed.

Mr. Schultz stated this project involved contacting NYSDEC to determine if the site contained wetlands. It was determined there is a regulated wetland on the other side of the road. The 100 ft. buffer shows that the wetland touches the proposed property. Steve Miller, NYSDEC, advised Mr. Schultz to submit a permit in order to streamline the process.

Mr. Schultz added that he discovered from his research that when there is a traditional NYSDEC wetland that is 12.4 acres or larger and far away enough from the development area, it is up to the Town Engineer to determine if wetland delineation is needed.

Mr. Oberst confirmed with Mr. Shultz that NYSDEC has identified the 100 ft. buffer across the road. Mr. Schultz stated he has shown it on the site plan and he will have a wetland permit. Mr. Oberst confirmed with Mr. Schultz that the proposed leach field is not in the buffer.

Mr. Schultz will note on the site plan that no construction can start until a NYSDEC permit has been approved and obtained.

Mr. Schultz stated he will be ready for conditional final approval at the next meeting, November 10, 2025. The Board agreed.

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

Joseph Innes, applicant, approached the Board with some additional questions. He explained there is an existing driveway that the owner owns to the historic centerline of Redman Road. The remaining land is not landlocked as the proposed easement will provide access to it.

Chairperson McAllister clarified that the code requires 60 ft. of ROW to a dedicated road for each residential lot. The owner's property in the Town of Ogden could not be merged with the remaining lands to provide that 60 ft. ROW because the remaining lands are in the Town of Sweden.

Mr. Innes thanked the Board. He is trying to get accurate information for his surveyor.

Adjournment

Motion: Moved by Mr. Minor, seconded by Mr. Dollard, to adjourn the meeting at 8:30 p.m.

Vote: Unanimous – Aye (6-0)

Motion carried.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk