TOWN OF SWEDEN
Planning Board Minutes
November 9, 2026

A regular meeting of the Town of Sweden Planning Board was held on Monday, November 9, 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

Members Absent
- Peter Sharpe

Also Present
- Marcus VanMeter, MRB
- Robert Fitzgerald, Fitzgerald Engineering
- A.J. Barea, PLS

Also Absent
- Nat O. Lester, III, Planning Counsel

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. Dollard, that the minutes of October 26, 2026, be approved.
Vote: Unanimous – Aye (6-0)
Motion carried.

Mr. Hale announced that he would be retiring from the Board at the end of his term, having served since 1970 with a 16-month absence while in England. He stated it has been a good time with a few snags along the way, but that's life. He added he was offered to continue for another term, but at age 87, adding 7 years didn't make a lot of sense.

The Board applauded his many years of dedicated service.

J.J. Acres Subdivision – 12 Lots. 7050 Fourth Section Road. 083.01-1-15.
A.J. Barea, PLS, addressed the Board. He distributed revised maps.

Chairperson McAllister stated that NYSDOT had commented that the application did not show the proposed taking of land. He contacted Mr. Miller at NYSDOT to discuss the matter. Mr. Miller indicated that, ideally, the

taking would be shown on the plan; however, since it would not occur until January 2027 at the earliest, he could not require it to be added at this time. The taking would include the first three lots, Lots 10, 11, and 12.

Chairperson McAllister also confirmed with Mr. Miller where the single point of access should be shown on the revised drawing. Mr. Barea shared with the Board an unofficial preliminary map from the State showing where it would like the proposed access to be located after the taking, between Lots 5 and 6.

Mr. Horschel asked why the applicant would want to proceed with the subdivision knowing there will be a taking. Mr. Barea stated that is up to the applicant. Chairperson McAllister added the proposed subdivision makes the property more valuable, which the State acknowledges. There has been no activity for more than 40 years until now.

Chairperson McAllister added that considering the County comments, easements, and stream at the back of the property, the chance of any of the remaining lots being developable is very unlikely.

Mr. Barea pointed out that a special note has been added to the plan stating the proposed lots were not approved for building.

Chairperson McAllister stated he would entertain a motion at this time.

Resolution
Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS the Town of Sweden Planning Board has received an application for approval of the J.J. Acres Subdivision-12 Lots, located at 7050 Fourth Section Road, which was accepted for review on August 10, 2026, and

WHEREAS a public hearing was held by the Planning Board on September 14, 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, 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 J.J. Acres Subdivision-12 Lots 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 J.J. Acres Subdivision-12 Lots be granted final approval, contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

Discussion: Marcus VanMeter, MRB, requested that the stream he thought was identified on the Wetland Mapper be shown on the plan before it is signed. The Board agreed. Chairperson McAllister added that Monroe County's review comments also identified a stream on the property.

Vote: Unanimous – Aye (6-0)

Motion carried.

Transit Way Development Subdivision and Site Plan – 3 Lots. Transit Way. 084.01-1-1.004 and 084.01-1-1.009.
Robert Fitzgerald, Fitzgerald Engineering, addressed the Board. He had responded to MRB's review comments and submitted revised plans. He was prepared to discuss any additional concerns with MRB. Mr. VanMeter stated that he had not yet reviewed the revised submission.

Mr. Fitzgerald stated revised elevations have been submitted with tonight's submission. He presented full-size drawings showing Lot 1, which included storage units with stonework knee walls, and Lot 2, a corner lot with two frontages. The buildings featured reverse gables to enhance their appearance.

Mr. Minor confirmed with Mr. Fitzgerald that the buildings have overhead doors. Mr. Horschel confirmed with Chairperson McAllister that earthtone colors were acceptable.

Mr. Fitzgerald continued with Lot 3, which included two buildings facing each other. He explained that the overhead-door units would be used by various businesses to store supplies and load them onto trucks for use at job sites. The units would function as business storage or shop space rather than retail storefronts. Terry Ekwell, Commercial Building Inspector, stated that the items stored are to run the business not a storage business.

Chairperson McAllister stated parking requirements are determined based on the property's zoning classification. If it is commercial-retail then five parking spaces per 1000 sq. ft. of retail are required, if it is a storage business, it should be located in a light industrial zone.

Mr. Fitzgerald stated the design was determined with one parking space for every 600 sq. ft. of non-retail. Chairperson McAllister reiterated that the property is zoned commercial-retail. Mr. VanMeter stated the code for parking spaces is broken up between retail and non-retail. Mr. Fitzgerald stated the plan is for strictly non-retail space.

Mr. Dollard confirmed with Chairperson McAllister that for any type of assembly work, the zoning would have to be light industrial, no work onsite.

Mr. Fitzgerald stated the building, 60 ft. by 100 ft., would be built with an open space design. Chairperson McAllister confirmed with Mr. Ekwell that per the fire code the building would have to be sprinklered if it is more than 10,000 sq. ft. unless it is a place of assembly. Mr. Ekwell stated until the applicant decides what type of use the building and/or units will have, it is difficult to move forward with approvals.

Mr. Fitzgerald stated that he would discuss the proposed uses with his client and MRB to determine how the units would be used. Mr. Ekwell reiterated that the intended use must be established before the layout is designed to meet code requirements.

Chairperson McAllister noted that the applicant had previously been advised during an informal meeting that mixed uses are not permitted within the commercial, industrial, or residential zoning districts.

The Board determined that approval of the three-lot subdivision and the site plan for Lot 1, consisting of self-storage units, would be acceptable. A separate site plan showing only Lot 1 should be submitted.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Transit Way Development Subdivision-3 Lots located on Transit Way, which was accepted for review on August 10, 2026, and

WHEREAS, a public hearing was held by the Planning Board on September 14, 2026, 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, Highway Superintendent, Fire Marshal, Environmental Conservation Board, 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 Transit Way Development Subdivision-3 Lots 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 Transit Way Development Subdivision-3 Lots be granted final approval contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

Vote: Unanimous – Aye (6-0)
Motion carried.

Resolution
Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for site plan approval of the Transit Way Development Site Plan-Lot 1, located on Transit Way, which was accepted for review on August 10, 2026, and

WHEREAS, a public hearing was held by the Planning Board on September 14, 2026, 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, Highway Superintendent, Fire Marshal, Environmental Conservation Board, 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 Transit Way Development Site Plan-Lot 1 is an unlisted action, which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Transit Way Development Site Plan-Lot 1 be approved contingent upon receiving all required signatures, and the Chairperson be authorized to sign the mylar.

Discussion: Mr. VanMeter clarified that the title of the site plan will be Transit Way Development-Lot 1, and that after MRB is satisfied with all concerns relative to submitting a site plan for Lot 1 only, SWPPP, and when all other engineering concerns are addressed, the Planning Board will sign.

Vote: Unanimous – Aye (6-0)
Motion carried.

Motion: Moved by Mr. Hale, seconded by Mr. Rickman, that approval of the Transit Way Development Site Plan, Lots 1 and 2 be tabled for three months or until February 9, 2026.
Vote: Unanimous – Aye (6-0)
Motion carried.

Adjournment
Motion: Moved by Mr. Hale, seconded by Mr. Rickman, to adjourn the meeting at 8 p.m.
Vote: Unanimous – Aye (6-0)
Motion carried.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk