

**TOWN OF SWEDEN
Planning Board Minutes
January 13, 2025**

An Organizational Meeting of the Town of Sweden Planning Board was held on Monday, January 13, 2025, 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: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., Town Engineer; Kris Schultz, Schultz Associates; Samuel Simone.

Chairperson McAllister called the meeting to order at 7 p.m. and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Hale, seconded by Mr. Horschel, that the Planning Board Schedule and Rules and Regulations for 2025 be approved.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

Moved by Mr. Hale, seconded by Mr. Dollard, that the minutes of November 25, 2024, be approved.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

Chairperson McAllister made a change to the agenda moving the accept for review project before the public hearing.

Thompson Subdivision, 43 High View Circle/178 Gary Drive. 084.01-1-25.113/084.05-12-33.

Rich Maier, Maier Land Surveying, addressed the Board. Mr. Maier stated the applicant owns both lots, front and back, and is proposing to combine them.

Mr. Minor confirmed with the Clerk that she received all the required paperwork and payment.

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Moved by Mr. Minor, seconded by Mr. Rickman, that the Thompson Subdivision be accepted for review.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe – Aye

The public hearing will be February 10, 2025.

Moved by Mr. Sharpe, seconded by Mr. Rickman, that the regular meeting be adjourned to the public hearing.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

The public hearing began at 7:05 p.m.

Chairperson McAllister waived the reading of the legal notice.

Simone’s Properties LLC Site Plan. 4740 Lake Road. 083.08-8-1.12.

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

Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the public hearing to the regular meeting.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

The public hearing ended at 7:06 p.m.

Chairperson McAllister continued review of this application. He asked for a status from Mr. Oberst. Mr. Oberst received revised plans with some comments answered and others still being worked through, but there are no showstoppers. Highway Department or the Environmental Conservation Board have not submitted review comments to date.

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Mr. Horschel stated he noticed that the Site Development Statistics showing setbacks provided do not match the setbacks shown on the site plan. The applicant's name is wrong on the title block. There is an easement encroachment on the applicant's property as the traffic signal post and concrete pad are on the property.

Mr. Schultz stated Mr. Oberst noted the encroachment as well and he is looking to see if the State obtained a variance. If there is not an easement, one will be obtained to prevent the signal and pad from being moved. Mr. Horschel requested the plan be noted with easement information.

Mr. Horschel stated the site plan shows fourteen parking spaces plus two additional. He only sees the fourteen in front of the building and six in the garage. Mr. Oberst had a revised copy which now states thirteen parking spaces, two per unit, and one accessible space and six garage spaces. The setbacks provided should be the exact number shown on the site plan. Mr. Schultz agreed.

Mr. Minor asked how many variances are needed from the ZBA. Chairperson McAllister stated the three lot lines, east, west, and south less than the required 200 ft., and the rear setback. Mr. Horschel added a variance for the depth is also needed.

Mr. Horschel asked for clarification as to what the address will be. Mr. Schultz stated the current address is 4740 Lake Road, but that should change to Crestview Drive with the front of the building facing Crestview.

Mr. Dollard requested the location map include Crestview Drive. Mr. Schultz agreed.

Mr. Schultz is hoping to make an application to the ZBA next month as the Planning Board will not grant final approval until the variances are granted.

Chairperson McAllister asked if the units will be sprinkled. Mr. Schultz stated typically for townhouses, they are not required to be sprinkled. He will confirm with Mr. Stirk, Fire Marshal, for a determination as each Town looks at it a little differently. The Clerk spoke with Mr. Stirk regarding this, and he explained the building has fire access to three sides of the building, indicating the townhouses do not have to be sprinkled.

Chairperson McAllister confirmed with Mr. Schultz that County comments have been received and are standard. The project was submitted to Pure Waters for review, and one comment was received which wasn't applicable to residential development.

Moved by Mr. Hale, seconded by Mr. Dollard, to table the project to the next meeting.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

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Mr. Minor asked if the Clerk had any information to share from the Project Status Report. The Clerk stated projects are current except the Englerth Site Plan. Mr. Schultz stated he would investigate tomorrow.

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

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk