

**TOWN OF SWEDEN  
Planning Board Minutes  
July 8, 2024**

A regular meeting of the Town of Sweden Planning Board was held on Monday, July 8, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Craig McAllister; Mathew Minor; Wayne Rickman; David Strabel.

Absent: Peter Sharpe

Also present: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., MRB, Town Engineer; Richard Maier, Maier Land Surveying; Sarah Costich, Costich Engineering; Kurt Overmyer; Jason Matsko; Theresa and Bill Allocco.

Chairman 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. Dollard, seconded by Mr. Rickman, that the minutes of June 10, 2024, be approved.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel - Aye

Chairman McAllister stated there are two public hearings tonight.

Moved by Mr. Strabel, seconded by Mr. Hale, that the regular meeting be adjourned to the public hearing.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel - Aye

The public hearing began at 7:02 p.m.

Chairman McAllister waived the reading of the legal notice.

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**Matsko Subdivision. Resub of Northview Subdivision-Lot 108. 17 Long Point Ln. 083.01-1-43, 27.3.**

Richard Maier, Maier Land Surveying, addressed the Board. This is the last parcel on the south side of Long Point Lane all the way to the west end. Applicants are proposing to buy a half-acre from the farmer, Kevin Wolf, who bought the remaining lands of the Northview Subdivision.

Chairman McAllister asked if there was anyone present for this project with questions, comments, or concerns. There were none.

**Grandland Subdivision. Resub of Tyler-Allocco Subdivision. 203 Swamp Road. 099.04-1-2.11.**

Richard Maier, Maier Land Surveying, addressed the Board. The property is on the south side of Swamp Road, near Sweden Walker Road. Applicants purchased the property but do not want to keep the existing house and are proposing to subdivide.

Chairman McAllister asked if there was anyone present for this project with questions, comments, or concerns.

Bill Allocco, 35 Sequoia Drive - Mr. Allocco is the owner of the property and is in favor of the subdivision.

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

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel - Aye

The public hearing ended at 7:04 p.m.

**Matsko Subdivision. Resub of Northview Subdivision-Lot 108. 17 Long Point Ln. 083.01-1-43, 27.3.**

The Board continued to review this application.

Mr. Maier stated he addressed the Town Engineer's review comments. The easements shown on the plan have been recorded. Mr. Maier will add the page and liber for the sanitary sewer easement which was left off the plan.

There are a couple of sheds (portable type) on the property line in the easement area. There is also a fence and driveway in the easement area. Chairman McAllister stated that the sheds, fence, and driveway be noted as such on the plan should the owners ever decide to sell. Mr. Maier agreed.

Mr. Maier will add the site depth requirement (120 ft.) and the width (85 ft.) at the front line of the house to the Site Zoning Data on the plan.

Mr. Maier will add a note to the plan that any future development for a single-family home would have to come before the Planning Board.

Mr. Oberst is all set, no other concerns.

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Mr. Minor requested the wording, “proposed sanitary sewer easement” be changed to “sanitary sewer easement” as the easement is recorded. Mr. Maier updated the plan already.

Moved by Mr. Hale, seconded by Mr. Strabel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Matsko Subdivision, Resubdivision of Lot 108 of the Northview Subdivision-Section 1, located at 17 Long Point Lane, which was accepted for review on June 10, 2024, and

WHEREAS, a public hearing was held by the Planning Board on July 8, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer and Environmental Conservation Board,

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 Matsko Subdivision is an unlisted action, which will not have a significant impact on the environment and grants Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Matsko Subdivision be granted final approval, contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel – Aye

**Grandland Subdivision. Resub of Tyler-Allocco Subdivision. 203 Swamp Road. 099.04-1-2.11.**

The Board continued to review this application.

Mr. Maier stated the Town Engineer had two review comments. He confirmed that the property is served by public water and that the approximate location of the water service to the house is shown on the plan. Also, a note has been added to the plan that any future development for a single-family home would have to come before the Planning Board.

Mr. Maier received Monroe County DRC Comments, which were all standard. Chairman McAllister confirmed with Mr. Maier that the existing septic system is an inground system.

Mr. Oberst is all set, no other concerns.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Grandland Subdivision, Resubdivision of Lot 1 of the Tyler-Allocco Subdivision, located at 203 Swamp Road, which was accepted for review on June 10, 2024, and

WHEREAS, a public hearing was held by the Planning Board on July 8, 2024, and all persons wishing to be heard were heard, and

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WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer and Environmental Conservation Board,

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 Grandland Subdivision is an unlisted action, which will not have a significant impact on the environment and grants Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived, and the Grandland Subdivision be granted final approval, contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel – Aye

**Jiffy Lube Resubdivision, Site Plan and Special Use Permit. 6060 Brockport-Spencerport Road.084.01-1-19.42.**

Sarah Costich, Costich Engineering, addressed the Board. Ms. Costich explained that since the last Planning Board meeting, another meeting was held with Chairman McAllister, Mr. Oberst, Mr. Strabel, and Mr. Morris to discuss the outstanding issues, stormwater and site access. A SWPPP has been created for the Jiffy Lube parcel. A couple of bio-retention stormwater management facilities in addition to a wet pond have been proposed. Also, discussed were the remaining lands from the subdivision of the Jiffy Lube parcel and how those lands would be developed. Ms. Costich presented a very conceptual layout of a proposed building and parking to the north of the Jiffy Lube parcel. The proposed driveway from the Lowe's internal road to the Jiffy Lube will be used for the future building.

In addition to the informal meeting, MRB's review comments dated June 7, 2024, have been responded to and new review comments were received today.

Ms. Costich was happy to answer any questions the Board may have or go through MRB's comment letter.

Chairman McAllister asked Mr. Oberst if the SWPPP was completed. Mr. Oberst stated it is completed except for some minor comments. Did ACOE submit an approval letter for the wetland? Ms. Costich stated the wetland permitting is still in progress with the revisions that have taken place. The Planning Board has a copy of a letter from Ducks Unlimited that wetlands are still available to purchase. Chairman McAllister stated until a final letter is received from ACOE regarding wetlands determination, it is premature for the Board to grant SEQRA approval. It is Ms. Costich's understanding that in order to obtain a wetlands permit, the project has to have gone through the Town's approval process. Chairman McAllister stated that is not how it works as this Board is the last to sign the plans and ACOE is a supporting agency.

Mr. Minor asked for clarification as to the status of the wetlands. Ms. Costich explained wetlands are being disturbed on site and the disturbance is less than a half-acre. Mr. Morris is working with a wetlands consultant to get a permit to essentially buy wetlands banking to allow the disturbance for development of the proposed Jiffy Lube. Mr. Oberst added it comes down to what the potential mitigation will be.

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Ms. Costich stated a jurisdictional determination from the ACOE was received and submitted to the Board a couple of meetings ago. Mr. Strabel explained essentially, it is a tradeoff, for one tree cut down so many other trees have to be planted somewhere in the same watershed which may or may not help the Town of Sweden directly.

The Board discussed that final approval for the subdivision and/or site plan cannot happen until SEQRA approval is granted and SEQRA approval cannot be granted until the ACOE submits an approval letter.

Mr. Oberst confirmed with Ms. Costich that the wetlands consultant has submitted revised plans to the ACOE for review. Chairman McAllister asked if there were any additional issues. Mr. Oberst stated there are items to be addressed but nothing that cannot be worked through.

Mr. Minor summarized that this becomes a standalone parcel, and all of the stormwater management is contained inside the parcel itself. The parcel to the north would follow the same process. Discussion of the driveway and runoff will have to be determined. Mr. Strabel confirmed with Ms. Costich that the drainage calculations proposed are for the footprint of the property being subdivided. Mr. Minor asked if Lowe's property has the capacity to absorb additional drainage. Ms. Costich stated that a lot of time was spent looking at that, but the Lowe's property is uphill. She added that the driveway was included as part of the limits of disturbance putting it over an acre; hence, a SWPPP was required.

Chairman McAllister stated that the ACOE should be informed that the project is in good shape, but further action depends on the ACOE's approval.

Mr. Minor checked with Mr. Oberst if two access easements would be needed for the driveway: one from the Lowe's parcel and one for the remaining parcel. Mr. Strabel thought maybe there is an access easement already from the Lowe's internal driveway to the south parcel, but a new access easement will be needed for the proposed S-shaped driveway to the Jiffy Lube parcel. Confirmation that the easement was filed will be required.

Ms. Costich will look into getting an approval letter from the ACOE. Mr. Oberst explained the letter would state that a permit may be obtained or that it falls under a nationwide permit. Ms. Costich understood.

Mr. Oberst mentioned that the proposed grading along the east property line may require a temporary easement; he is not sure how willing the property owner will be. The Board agreed. Ms. Costich discussed that with her engineer who felt all disturbance could be contained onsite.

Mr. Minor asked about the existing Lowe's freestanding sign on the corner. Is an easement required? Mr. Strabel stated if Jiffy Lube owns the land, then Lowe's will need an easement to keep the sign. Mr. Overmyer indicated he thought there was mention of that in a master declaration to obtain an easement to keep the existing Lowe's sign and multiple tenant signage.

The Board discussed that existing easements for outparcels to use the east/west driveway should be confirmed they were filed, proposed access easements reviewed by the Town Attorney, and ACOE approval information obtained.

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Chairman McAllister stated if there are no other concerns, the project can be scheduled for continued review at the August 12 meeting. There were no other concerns.

Moved by Mr. Hale, seconded by Dollard, to adjourn the meeting.

Discussion: Mr. Minor checked with the Clerk regarding the status of the Project Status Report. The Clerk stated the only project close to expiring, September 11, 2024, is the conditional approval for Stonebriar Glen. Planning Counsel is working on required easements for that project. Mr. Oberst asked for an update on the Mavis Discount Tire project. The Clerk reported she received an email that the applicant is considering revising the footprint of the building and the project is on hold. Mr. Strabel checked on the status of the Brock Amended Site Plan as to how long it has been since approval. The Clerk believes the three years have not expired but will check and let the Board know. Also, Mr. Strabel asked about the status of the Senior's Choice recent changes relative to leasing to 55 and over residents. Chairman McAllister met with Supervisor Hayles. She sent a letter to the owner/manager informing them that all Town and Planning Board's documentation and minutes state the development was approved for 55 and over. Seven tenants were asked to move due to renovations that had to be made. The new owner/operator understood.

Chairman McAllister - Aye  
Mr. Dollard - Aye  
Mr. Hale - Aye  
Mr. Minor - Aye  
Mr. Rickman - Aye  
Mr. Sharpe - Absent  
Mr. Strabel - Aye

Respectfully submitted,  
Phyllis Brudz, Planning Board Clerk