

**TOWN OF SWEDEN  
Planning Board Minutes  
May 8, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 8, 2023, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Wayne Rickman.

Absent: Peter Sharpe, David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Anthony Tintera, Meagher Engineering; Henry Conradt; Michele and Cody Johnson; Steve and Brenda Ruether.

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 April 24, 2023, be approved.

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

Moved by Mr. Rickman, seconded by Mr. Minor, 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 – Absent

The Public Hearing began at 7:02 p.m.

Chairman McAllister waived the reading of the legal notice.

**Brockport-Sweden Self Storage Site Plan. 2600 Colby Street. 084.03-1-24.002.**

Anthony Tintera, Meagher Engineering, addressed the Board. He briefly explained to those present, who were not in attendance at the last meeting, the project is for a parcel of land that was rezoned from Airport-Commercial to Light Industrial earlier this year. The proposed development of three self-storage buildings in two phases shows drainage directly to the road culvert and to the east.

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The first phase of development includes two self-storage buildings along with associated storm water management practices. There is a berm proposed along the west property line. At the last meeting, 100 percent of the parking was shown as land banked. The revised plan shows 75 percent minimum parking installed throughout the development and 25 percent shown as land banked.

Mr. Tintera stated responses to review comments from the Town Engineer, MCDOT and Fire Marshal have been submitted. The revised drawings before the Board do not show a proposed additional turnaround on the west side of the property as it was requested mid-week by the Fire Marshal.

The site plan shows proposed additional plantings along the north side of the property as well as proposed large maple trees on the east side of the property. Per the request of the Town Engineer, easements are being pursued with the neighbor to the east, Michele Johnson. A 20 ft. temporary grading easement to better install the berms, and a 20 ft. permanent drainage easement for maintenance of the outlet of the dry detention basin.

Mr. Tintera would be happy to answer any questions from the Planning Board or public at this time.

Michele Johnson, 81 Shumway Road – Mrs. Johnson asked for clarification where the easement access road is located. Mr. Tintera stated it is on the east side of the property. Where are the power lines located? Mr. Tintera stated the power lines are located at the end of the property. Mr. Conradt, the owner, explained there is a buffer of .5 acres between the project site and the white house on the west side, which was requested after the property was sold.

Mr. Conradt stated the property has pins with a red pole installed identifying the property lines. Anyone can visit the site to look at where they are located.

Chairman McAllister confirmed with Mr. Conradt the entrance to the site would be 210 ft. to 250 ft. to the east from the west end and the buildings are 210 ft. long. Mr. Tintera added the building in Phase 2 is 195 ft. long. Chairman McAllister asked if the units are 10 ft. by 40 ft. Mr. Conradt stated the majority of the units are 10 ft. by 20 ft. with some smaller ones, and access from both sides. Mr. Conradt stated there will be a total of 125 units at full buildout.

Steve Ruether, 2730 Colby Street - Mr. Ruether asked what the height of the building is. Mr. Conradt stated approximately 12 ft. He owns the self-storage units in Clarkson on Lake Road just past the Clarkson Town Hall on the left side of the road. The proposed units will be built by the same builder, Miller Building, and will be tan and brown as well. Mr. Ruether asked what type of lighting is proposed. Mr. Conradt stated the lights are LED wall packs, which will be spaced every 30 ft., and pointed downward. They operate from dusk to dawn. Mr. Tintera explained to the Board there is a lighting plan with details that meet requirements. Mr. Conradt stated he will install night cameras for safety. Mr. Conradt added he has owned the self-storage units in Clarkson since 2005 with only three break-ins.

Brenda Ruether, 2730 Colby Street – Mrs. Ruether asked on the north side, how far are the units from the runway. Mr. Conradt was not sure, but stated the lot is only 200 ft. deep. Mr. Tintera stated there is a no build zone designated on the airport property. Mrs. Ruether added she can hear private airplanes and racing car events on the airport property.

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Mrs. Johnson asked what benefits there are in granting the easements to Mr. Conradt, for example, increased property value. Mr. Conradt was not sure only that it would not hurt the property's value.

Mr. Oberst explained the temporary easement from Mrs. Johnson is needed to complete the proposed grading which is right at the end of the east property line. If Mrs. Johnson decides it is not in her best interest, then the site plan will have to be revised so that the grading can be completed without going on her property. Mr. Conradt stated that would mean shortening the building length. Mr. Oberst stated the Fire Marshal's concerns for getting fire apparatus around the building must still be addressed.

Mrs. Ruether stated she has a concern regarding increased traffic and the number of people normally not travelling down Colby Street. Colby Street is busier now than when she first moved in when there was a weight limit.

Mr. Conradt stated from his experience, the units are high end and rented year around for seasonal use and for people downsizing who need extra storage, as well as for temporary storage while people are moving. Mr. Conradt stated there have only been a few issues over the years where the sheriff has been called to remove someone.

Mr. Ruether added he is worried about what is being stored in the units. Mr. Conradt stated he is local and is always in Town as he owns multiple houses. Chairman McAllister stated Mr. Conradt has security cameras all around the units which are connected to his phone. Mr. Conradt is able to keep an eye on the units all the time with the cameras or when he frequently visits the property.

Cody Johnson, 4969 Sweden Walker Road – Mr. Johnson asked if there was a person working on site. Mr. Conradt stated no.

Chairman McAllister confirmed with Mr. Conradt there will not be a gated access and that there will be motion lighting on the inside. All lighting will be LED.

Mrs. Ruether asked if there was a reason Mr. Conradt picked Colby Street. Mr. Conradt explained it was coincidental that he ran into a friend who is a land surveyor who told him about the property.

Mr. Ruether is worried about the crime that could happen as crime has increased everywhere. There have been vehicles stolen on Colby Street.

Chairman McAllister asked if there were anymore comments or questions. There were none. He thanked the public for coming in and expressing their concerns.

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

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

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The Public Hearing ended at 7:25 p.m.

Chairman McAllister discussed an issue regarding the required rear setback for light industrial zoned properties abutting business commercial zoned properties, which is 100 ft. The front setback is 100 ft. also, which leaves 0 ft. for development. A variance would be needed for Mr. Conradt to develop this property.

Mr. Hale asked if it makes a difference that the property is zoned airport commercial, not business commercial. Chairman McAllister stated it does not as it is still commercial.

Chairman McAllister stated obtaining an area variance is an option. In his opinion, a 100 ft. rear setback from airport commercial zoned property is acceptable in this situation. If the Board agrees, a positive note supporting a 60 ft. rear setback could be given to the ZBA in favor of granting the variance.

Mr. Conradt asked how long it would take to schedule a meeting with the ZBA. The Clerk stated she would need to check with the ZBA for availability. The earliest date to schedule a hearing would be at the end of the month or at the beginning of June.

Mr. Hale added obtaining a temporary easement is still an issue. Counsel Lester explained a mortgage on the property would trump the easement. Mr. Conradt stated an easement will not work. The site plan will have to be revised.

Chairman McAllister asked Mr. Oberst if drainage is all set. Mr. Oberst stated a revised SWPPP still needs to be submitted for review. Mr. Tintera stated the SWPPP will be affected by whether there is an easement or not.

Mr. Minor asked if the review comment responses were satisfactorily addressed. The Clerk summarized what responses still required information. The Fire Marshal, MCDOT were set while the Town Engineer and DRC still require information and/or responses.

Moved by Mr. Hale, seconded by Mr. Dollard, to table the project until June 12, 2023.

Discussion: Chairman McAllister would like to discuss what is complete and what is still needed before finalizing the motion.

Planning Counsel Lester asked for a date to be added to the motion for control purposes. The Board agreed.

Mr. Minor asked what comments are complete and what are outstanding. The Clerk stated MRB is still waiting for information. The Fire Marshal is all set. DRC still has to submit review comments. Mr. Tintera will follow up with MC DOT and with the Fire Marshal as an additional turnaround was requested. The Town Engineer still needs to review the turning lanes added to the plan per the Fire Marshal and the drainage. The Highway Superintendent had no comments.

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Mr. Oberst confirmed with Mr. Conradt that the buildings will not be sprinkled as there are no plans to bring public water to the site. Chairman McAllister asked if there were fire rated walls between the units. Mr. Conradt stated the buildings are corrugated steel. Chairman McAllister stated that would eliminate any vehicle storage or combustible storage. Mr. Conradt agreed.

Chairman McAllister asked if elevation drawings were received. The Board discussed the color chart, and picture submitted of the Clarkson units.

Mr. Dollard asked for the plans to show a location map relative to the runway. The Board agreed the location map needs to show more detail. Mr. Tintera will revise the location map.

The Board discussed that area variances will be needed as well as easements, if necessary. All easements will have to be reviewed by Planning Counsel Lester and the issue of a mortgage on the property will need to be determined.

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

Moved by Mr. Hale, seconded by Mr. Rickman, that the Planning Board transmits to the Zoning Board of Appeals a favorable view of the application for the proposed variances as follows:

1. Rear Setback – 60 ft. instead of the required 100 ft.
2. West Side Setback - 50 ft. instead of the required 100 ft.
3. East Side Setback - 45 ft. instead of the required 100 ft.

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

The meeting was adjourned on motion at 7:50 p.m.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk