

**TOWN OF SWEDEN
Planning Board Minutes
January 24, 2022**

An Organizational Meeting of the Town of Sweden Planning Board was held on Monday, January 24, 2022, at the Sweden Courtroom, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Peter Sharpe - (Excused).

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Anthony Daniele, Royal Car Wash; Andrew Burns and David Cox, Passero Associates.

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. Hale, seconded by Mr. Dollard, that the Planning Board Schedule and Rules and Regulations for 2022 be approved.

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

Moved by Mr. Hale, seconded by Mr. Strabel, that the minutes of December 13, 2021, be approved.

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

INFORMAL

Royal Car Wash Subdivision, Site Plan and Special Use Permit. Fourth Section Road. 083.02-1-13.

Mr. Anthony Daniele from Royal Car Wash and Go Car Wash addressed the Board. He is part of the Daniele family who has built Royal Car Washes in Rochester and Buffalo. Currently, two car washes are being built in Syracuse with a total of fourteen car washes in operation in Western New York. There are plans to develop a few more, one of which is in Brockport/Sweden across from Wegmans on Fourth Section Road. Mr. Daniele is excited to add a Royal Car Wash in this community.

Mr. Daniele introduced Mr. Dave Cox, Passero Engineering, to go over technical highlights in hopes of getting both positive and negative feedback from the Board.

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Mr. Cox explained he is looking for subdivision, site plan and special use permit approvals. He indicated that the car wash's entrance is offset to the west from the Wegmans entrance, as the property lines do not line up. When entering the site there are three separate paved lanes for stacking, which is more stacking than any of the other existing car washes. Around the bend, there are three pay islands or kiosks. There is no one at this point trying to sell anything. It is just a car wash, no oil changes or gas for sale.

The car wash has two heated concrete pads to prevent freezing. The average time is two and a half minutes, without a line, to get through the car wash. The high-tech blowers remove approximately 97 percent of water from the car. At the exits, there are parking areas with free vacuuming stations, if desired. Exiting cars then proceed to Fourth Section Road to go east or west. There is an emergency bypass lane in case a car breaks down so stacked cars can easily exit the car wash.

Mr. Cox added car washes are more like gas stations and need to be on heavy traffic roads. Like gas stations, people pull into car washes when they are already on the road.

Stormwater measures will be at the back of the site. This is a larger parcel, and the plan is to subdivide the property leaving 1.7 acres for the car wash and approximately three acres for future development. A stub will be left for a future access to the vacant parcel.

The car wash will be a brick building with a peaked roof, a very nice-looking building. The site is well maintained by the employees who take a lot of pride in their work as they are responsible for trash and landscaping.

Proposed signage includes building and freestanding signs. Variances are not being requested for this development as there is complete code compliance. Mr. Daniele indicated NYSDOT is familiar with Royal Car Washes as most are located on state roads, resulting in a good working relationship.

Chairman McAllister asked what the stacking capability is coming out of the car wash. Mr. Cox stated eight to ten cars. He referred to the existing Monroe Avenue car wash that has only a three-car stack ability and functions very well. Chairman McAllister asked if there is an automatic shut off when cars stack up. Mr. Daniele explained there is an automatic shut off for stopped vehicles or stacked cars. A pad detects if a car is not moving, and the car wash will shut down if that happens.

Mr. Strabel discussed the need for two exit lanes because customers will have a tough time heading west; heading east is not a big concern. Mr. Daniele stated that is a good idea. That concern will be addressed with NYSDOT when a meeting takes place. Mr. Cox submitted plans to NYSDOT with no response received to date.

Mr. Strabel added noise from the blowers is a concern. Viking Apartments is the closest residential development to the Royal Car Wash. Residents across the street from the existing Buckmans Car Wash complain about the noise that the blowers make. Mr. Daniele explained sound studies have been done for other municipalities. The way car washes are designed is to have the exit close to the road, so the sound is projected across the road.

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If a house is located across the road, the noise would be heard, but in this case, there is not a house. Mr. Cox explained strategic landscaping is used as a buffer where necessary. Mr. Strabel stated the Board will request bushes at the road.

Mr. Hale discussed reusing water. Mr. Daniele explained there is some water reuse depending on the time of year. The reality is that only 15 to 20 percent of the water at the end of the year is reused. More importantly, is the technology that is used which is high pressure and small nozzles. The actual amount of water used is 30 to 35 gallons per car. Statistically, washing a car at home uses 80 to 100 gallons. Mr. Strabel stated a RPZ would be required.

Mr. Dollard asked typically what the hours of operation are. Mr. Daniele stated the earliest is 7 a.m. to open and the latest is 10 p.m. to close. The car wash closes an hour earlier on Sundays. During Covid, car washes are open from 8 a.m. until 9 p.m. The parking lights will go out a half hour after closing with some security lighting left on.

Mr. Minor asked if the blocks shown in the parking areas on the plan represent vacuum stations. Mr. Daniele stated yes and that employees may also use these spaces to park. The parking spaces are twelve feet wide due to people walking around to vacuum. The angular area by the entrance shown on the plan is for emergency vehicles to bypass and to get vehicles off the property safely.

Mr. Dollard asked how snow removal is managed. Mr. Cox stated most of the snow is pushed back by the stormwater management area. Will any snow be pushed on the vacant parcel? There is about 20 ft. of grass area where some of the snow will be pushed to, but not piled on the other lot.

Mr. Minor asked how the elevation of the building compares to the road. Mr. Cox stated that has not been determined yet, but the goal is to have the building at the road or a little higher. Mr. Minor's concern was to make sure vehicles are not shining lights into exiting cars from Wegmans. Mr. Cox stated that will not be an issue since the access is offset enough, and landscaping may be used to block lights and sound.

Mr. Strabel asked if Mr. Daniele would be opposed to installing sidewalks. Mr. Strabel added there are no sidewalks on either side of the car wash and the closest sidewalk stops at Tim Hortons, however, the Town's objective is as new businesses are developed to require sidewalks. Hopefully, all sidewalks will be joined at some point. Mr. Daniele does not oppose it; however, he would prefer to do it on the car wash site first and wait on the vacant parcel. Part of planning is to provide safety for those people who choose to walk especially with more development happening here.

Mr. Daniele asked if there were any concerns regarding utilities in this area. Mr. Strabel indicated that gas is RG&E, electric is National Grid, and water is Monroe County Water Authority and Pure Waters. Mr. Oberst added the Town's sanitary sewer system is onsite. He added the water pressure is not that great in that area. Mr. Daniele stated a booster pump is sometimes installed.

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Mr. Cox asked what the sprinkler code is? Mr. Strabel stated the Town does not have an overriding sprinkler code, so it is what the building code requires. At 4,000 sq. ft. the building code does not require sprinklers.

Mr. Minor stated that state highway improvements are scheduled for 2023. Is that for west of Rte. 19?
Mr. Oberst stated the improvements are from Owens Road to Rte. 19.

Chairman McAllister highly recommended, on behalf of the ECB, additional plantings onsite and saving as many trees as possible.

Mr. Oberst questioned if a variance would be needed for the installation of both building and freestanding signage. The Clerk stated in 2021, the sign code was updated to allow businesses to have both types of signage instead of one or the other. The Building Department reviews and approves all proposed signage permits.

Mr. Daniele appreciated the feedback and will be back once all points are addressed. The Board is looking forward to it.

OTHER

Request three – month extensions for Kreher, Mantsi and Wolf solar farms.

Chairman McAllister discussed the above-mentioned request and that it would be the final extension granted.

Moved by Mr. Rickman, seconded by Mr. Dollard,

That the conditional final subdivision and site plan approvals granted to the Kreher, Mantsi, and Wolf Solar Farms by the Planning Board on April 26, 2021, be extended for an additional and final three (3) months until April 26, 2022.

Discussion: Mr. Minor confirmed with Chairman McAllister that this is the final extension that can be granted, and it can only be for three months. If conditional items are not satisfied, the project(s) will be rejected without prejudice. The applicant(s) will have to start over with approvals. Mr. Oberst updated the Board with the projects' status. Mantsi and Wolf from Saturn Power have provided revised plans and a response letter. Plan comments have been addressed and other comments have been noted, such as, obtaining a curb cut permit from NYSDOT prior to the issuance of a building permit. Their decommissioning bond must be posted with the Town. All plan comments are satisfied, and Mr. Oberst is ready to sign the mylars for Mantsi and Wolf Solar Farms. Kreher Solar Farm still has some clean up to do on the plans and can move forward after that is done.

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

The meeting was adjourned on motion at 7:45 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk