

**TOWN OF SWEDEN
Planning Board Minutes
March 14, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 14, 2022, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard; David Hale; Matthew Minor; Craig McAllister; Peter Sharpe; David Strabel.

Absent: – James Oberst, P.E., MRB, Town Engineer – Excused; Wayne Rickman

Also present: Nat O. Lester, III, Planning Board Counsel; Matt Tuttle, Schultz Associates; Cade Krueger and Hayden Woods, DDS Engineering; Dave Clements; Ralph Breitenborn; Bob Hill; Bob Lewis; Jay Smith; additional attendee – printed name is illegible.

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. Minor, that the minutes of February 28, 2022, be approved.

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

Moved by Mr. Strabel, 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 – Absent
Mr. Sharpe - Aye
Mr. Strabel – Aye

Public Hearing began at 7:04 p.m.

Chairman McAllister waived reading the legal notice.

Bidwell-Hill Subdivision. 1574 and 1550 Reed Road. 128.02-1-33 and 128.02-1-31.

Mr. Tuttle addressed the Board. He has received comments from MRB Group and County DRC. Chairman McAllister asked for an overview of the project. Mr. Tuttle stated the application is adjusting the lot lines between 1550 Reed Road and 1574 Reed Road. A portion of acreage will be added to 1550 Reed Road from 1574 Reed Road.

Chairman McAllister asked if anyone was present with questions, comments, or questions relative to this project?

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Robert Lewis, 6662 Lake Road – Mr. Lewis asked for clarification of the project. Is it just adding a chunk of land to another property? Mr. Tuttle showed him the overall map so he could see the location of the application. Mr. Lewis has no objection.

Chairman McAllister asked if anyone else had any comments, questions, or concerns. There were none.

6683 Lake Road Amended Site Plan (Hausner Subdivision-Lot 2). 128.02-1-14.

Mr. Tuttle addressed the Board. He explained this lot was originally approved in 2004 for a single-family home. His clients have purchased the lot and plan to move the single-family home and garage to the rear of the property and install an odd-shaped driveway.

Chairman McAllister asked if anyone had any questions, comments, or concerns relative to this project.

Ralph Breitenborn, 6585 Lake Road – Mr. Breitenborn’s only comment is the proposed driveway location. He respectively requests a swale be installed to divert water to the Route 19 ditch. It is low lying there and water pools on his property. He reviewed the plans and didn’t see anything that would alleviate his drainage concerns.

Mr. Minor asked if the water flows from the north. Mr. Breitenborn stated the water typically flows from the southeast from the top of Reed Road into a swale on his property. When it rains, water backs up on his property and with the proposed driveway raised, it will prevent water from leaving his property. He is requesting help with this matter.

Mr. Breitenborn added the properties are flat. The previous owner cleared a lot of trees and an existing swale that ran parallel to Rte. 19. Mr. Strabel confirmed with Mr. Breitenborn that he is requesting a swale be installed on the applicant’s property that runs parallel to Rte. 19 and continues into the roadside ditch.

Mr. Strabel asked for the rationale behind the odd-shaped driveway. Mr. Tuttle stated it’s what his client wanted. Mr. Breitenborn stated it may offer more privacy designed that way. The septic system is designed for a four-bedroom house.

Robert Lewis, 6662 Lake Road – Mr. Lewis had some questions regarding the square footage and ownership of the house. Mr. Tuttle stated he does not have architectural drawings. He believes his clients will live there, not a planning concern.

Chairman McAllister asked if there were any other questions. There were none.

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 – Absent
Mr. Sharpe - Aye
Mr. Strabel – Aye

The Public Hearing ended at 7:12 p.m.

Henion Resubdivision – Lots R-1A and R-1B.2869 and 2851 Colby Street. 099.01-1-14.1 and 099.01-1-14.2.

Mr. Jay Smith addressed the Board. He explained his objective is to subdivide approximately 5 acres from the front of 2869 Colby Street, Lot AR-1A, and add it to his property at 2851 Colby Street, Lot AR-1B. Lot AR-1A will have 60 ft.

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of road frontage on the west side of the property in case an additional driveway is needed. The existing driveway is suitable for the new homeowners to use.

It was discussed that easements for the existing driveway will be needed. A reciprocal easement description for ingress/egress should be provided for both lots to Planning Counsel for review even though 60 ft. of road frontage has been provided. Planning Counsel Lester suggested Mr. Sciarabba contact him with any questions.

Moved by Mr. Minor, seconded by Mr. Dollard, that the Henion Resubdivision, Lots R-1A and R-1B, be accepted for review.

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

The Public Hearing will be April 11, 2022.

Splash Car Wash Amended Site Plan and Special Use Permit. 6273 Brockport-Spencerport Road. 084.01-1-12.11.

Mr. Cade Krueger, DDS Engineers, addressed the Board. Also, present tonight is part owner of Splash Car Wash, Inc., Mr. Dave Clements. His client, Splash Car Wash, Inc., is requesting acceptance for review for amended site plan and a special use permit for proposed building renovations and site improvements to an existing car wash facility located at 6273 Brockport-Spencerport Road.

The project site is a 1.64-acre parcel, zoned B-3 commercial. Improvements will consist of a partial building demolition, site circulation improvements, new pavement, full remodel of the building exterior, and internal wash components. In addition, there will be new landscaped areas and lighting.

Mr. Krueger is happy to answer any questions from the Board.

Mr. Strabel confirmed with Mr. Krueger that the self-serve car wash is being demolished to create more space for the free vacuum service offered to customers who have a membership or pay to go through the car wash. Mr. Strabel asked if there was a bypass area to go through the parking lot. Mr. Krueger indicated there is an escape lane by the pay gates which are fully staffed all the time to let a car leave if necessary. Mr. Strabel added there are now two lanes to stack cars which will alleviate issues in the past at this time of year when everyone wants to get their car washed.

Mr. Krueger stated there will be a new metal roof and architectural tower added to the building which Splash is doing at all their locations. Splash has purchased four Buckman's Car Washes.

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Moved by Mr. Minor, seconded by Mr. Strabel, that the Splash Car Wash Amended Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be April 11, 2022.

The Board briefly discussed that variances may be needed for this project. Clarification is required by Mr. Krueger.

Bidwell-Hill Subdivision. 1574 and 1550 Reed Road. 128.02-1-33 and 128.02-1-31.

Chairman McAllister continued review of this application. He read the Town Engineer’s comments below submitted for tonight’s meeting.

We received revised plans which have addressed all our comments from our 3/6/22 review letter. We are ready to sign off on this mylar once the Board is satisfied.

The Board discussed and reviewed the updated plans.

Chairman McAllister asked if there were any additional questions. There were none.

Moved by Mr. Hale, seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Bidwell-Hill Resubdivision, located at 1574 and 1550 Reed Road, which was accepted for review on February 14, 2022, and

WHEREAS, a public hearing was held by the Planning Board on March 14, 2022, 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, 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 and determines that the Bidwell-Hill Resubdivision is an unlisted action, which will not have a significant impact on the environment and grants the resubdivision Preliminary Approval, and

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

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

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6683 Lake Road Amended Site Plan (Hausner Subdivision-Lot 2). 128.02-1-14.

Chairman McAllister continued review of this application.

Mr. Tuttle addressed the Board. He received comments from MRB and County Planning. A response letter was submitted to Mr. Oberst on Friday, March 18.

Chairman McAllister read Mr. Oberst's comments below submitted for tonight's meeting.

We received revised plans and a SWPPP on 3/11/22 in response to our 3/6/22 review letter. Most of our comments have been addressed however they still need to provide a wetland delineation along with review comments from MCDOH, NYSDOT and MCWA. Additionally, we still need to review the SWPPP.

Mr. Tuttle stated he is working with his client to get under contract with Gene Pellett for the wetland delineation. Plans have been submitted to MCDOH, NYSDOT and MCWA; comments have not been received yet.

Moved by Mr. Hale, seconded by Mr. Minor, to table this project until the next meeting.

Mr. Minor confirmed with the Clerk that the minutes will include the neighbor's request to install a swale on the property to help with drainage. If the Board agrees, the request can be made part of the final resolution. Chairman McAllister stated the Board still needs to receive MRB's SWPPP review comments.

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

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk