

**TOWN OF SWEDEN
Planning Board Minutes
April 11, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 11, 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; Wayne Rickman, David Strabel.

Absent: Peter Sharpe.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Edmund S. Martin and Hayden Woods, DDS Engineering, Jay Smith, Andy Burns, Passero Associates, Dave Clements, Anthony Daniele.

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. Strabel, that the minutes of March 28, 2022, be approved.

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

Moved by Mr. Minor, seconded by Mr. Strabel, 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

Public Hearing began at 7:06 p.m.

Chairman McAllister waived reading the legal notice.

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

Chairman McAllister asked if anyone was present with questions, comments, or questions relative to this project. There were none.

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

Chairman McAllister asked if anyone was present with questions, comments, or questions relative to this project. There were none.

Moved by Mr. Strabel, 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 – Aye

The Public Hearing ended at 7:08 p.m.

Royal Car Wash Subdivision-2 Lots. Site Plan, Special Use Permit. 6625 Fourth Section Rd.083.02-1-13.

Mr. Andrew Burns addressed the Board. He introduced Mr. Anthony Daniele, Royal Car Wash Development. His client is proposing an automatic car wash at 6625 Fourth Section Road, and is seeking subdivision, site plan and special use permit approvals.

The existing site, approximately 4.7 acres, is vacant and wooded, located in B-1 Retail-Commercial zoning district. The proposed subdivision project parcel is approximately 1.7 acres.

Conceptual plans have been submitted to NYSDOT and review comments have been received with no major concerns.

Proposed signage includes a freestanding lollipop sign and three building mounted signs on the north, west and east sides of the building.

Mr. Daniele explained site operations and traffic flow. NYSDOT requested the curb cut be pushed as far west as possible. Also requested by NYSDOT for the second parcel is a single curb cut with a shared access. Cars would have full access, right in, left in. Three stacking lanes will direct vehicles to three unmanned pay stations, like an ATM. Once the site matures, 75 percent of customers will become club members and use a sticker to enter automatically through the pay station. The other 25 percent of customers will pay either cash or credit card to open the gate.

When entering the car wash, there will be a minimum of two employees pre-spraying vehicles. The car wash will get cars approximately 95 percent dry at the end of the tunnel. There is no processing after the vehicle leaves the tunnel. The vehicle will either exit the site or proceed to the vacuum area; vacuums are free to all paying customers.

There is an office for customer service questions, or problems, but retail products are not sold.

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Cars are on and off the property in three to four minutes unless there is a line or customers are using the vacuum services. NYSDOT likes to know how much stacking is on the property ensuring that under no conditions will there be cars waiting on the main road. This site has the capability of 40 stacking cars where other Royal Car Wash sites have 30 to 35.

Chairman McAllister noted the three pay lanes go down to one to the tunnel. Mr. Daniele explained there are loops after the pay stations where one gate opens at a time to allow the vehicle to pull through. The loops regulate which gate opens each time.

Mr. Daniele noted there is a water pressure concern at the site, which needs to be worked out. Sewer capacity and utilities are good. Water usage is far less than washing your car at home. Statistically, 90 to 120 gallons of water are used at home to wash a car while the car wash uses 35 to 40 gallons of water per wash. Some of the water is reused depending on the season. Mr. Burns added that water from washing your car at home goes into the storm sewer while the car wash water goes through a water separator first then through the sanitary sewer and properly treated.

Moved by Mr. Strabel, seconded by Mr. Rickman, that the Royal Car Wash Subdivision-2 Lots, Site Plan and Special Use Permit be accepted for review.

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

The Public Hearing will be May 9, 2022.

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

The Board continued review of this application.

Mr. Oberst stated he received a response letter April 7 and all concerns from his March 18 letter have been addressed.

Chairman McAllister confirmed with Mr. Smith there is public water on the property.

Mr. Minor asked for the status of the driveway easement on the property. Mr. Oberst stated there is a 30 ft. wide ingress/egress easement to each property owner and a utility easement. Counsel Lester requested Mr. Smith have his engineer, Mr. Sciarabba, submit the easement description to him for review. Mr. Smith stated he will have his attorney, Mr. Heise, write an easement description this week and forward it to Planning Counsel for review.

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

WHEREAS, the Town of Sweden Planning Board has received an application for resubdivision approval of the Henion Resubdivision, located at 2869 and 2851 Colby Street, which was accepted for review on March 14, 2022, and

WHEREAS, a public hearing was held by the Planning Board on April 11, 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 and Environmental Conservation Board.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself lead agency for the environmental review of this application and determines that the Henion Resubdivision 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 Henion Resubdivision be granted final approval, contingent upon review and approval of the ingress/egress easement by Planning Counsel, 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 – Aye

Mr. Sharpe – Absent

Mr. Strabel – Aye

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

The Board continued review of this application.

Mr. Hayden Woods, DDS Companies, addressed the Board. He introduced Mr. Ed Martin, DDS Companies, and Dave Clements, partner of Splash Car Wash. Mr. Woods would be happy to answer any questions.

Chairman McAllister asked for a status update from the Town Engineer. Mr. Oberst received revised plans on April 6, and the majority of the review comments have been addressed. Mr. Oberst stated there are a couple of outstanding items, such as, the dumpster location, which he suggested moving it farther back, but will leave that decision up to the Planning Board. Additionally, the vehicle movements coming from the Speedway Gas Station into the parking area for vacuuming shows a one-way out only. This could cause confusion for a car just wanting to use the vacuum service as it would have to go where cars are exiting the car wash.

Mr. Strabel asked if the 15 ft. one-way could be widened to a two-way. Mr. Clements explained that is an exit only for patrons that have paid for service. People can enter and exit at this access point to use the car wash. Car wash patrons can exit to the vacuum area. This is intended for patrons to leave not to enter. The one-way will have a gate with a loop system that would prevent anyone from entering the area.

Mr. Oberst asked for clarification if someone wants to use the vacuum service only. Mr. Clements stated the vehicle must go through the car wash lane and exit prior to the car wash or go through the car wash and then double back to the vacuum area where you can leave through an exit-only gate.

Mr. Hale asked how many vacuum-only customers are there. Mr. Clements stated few to none.

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Mr. Strabel asked if the gates are shown on any of the submitted drawings to clarify the confusion. Mr. Woods stated currently only a stop bar is shown. Mr. Woods agreed to show gate details on the plan. Mr. Oberst confirmed with Mr. Woods that the driveway lane/gate is going to be 26 ft. wide based on the Fire Marshal's comments. The Fire Marshal needs to know there is an operable gate also so that he can ensure emergency vehicle access. Mr. Woods will contact the Fire Marshal directly to discuss.

Chairman McAllister asked what stops a vehicle from coming off the road right into the vacuum area. Mr. Clements stated it would be on good faith that a vehicle would not go against traffic. Mr. Strabel confirmed with Mr. Clements that the access control for the gates is not controlled by a member's club card or coins. Mr. Clements explained there is a central vacuum system with a central motor that is always on while the facility is open during operational hours.

Mr. Oberst asked if there will be a gate by the lower bypass entrance into the parking area. Mr. Clements stated no because like the previous application, the gate is activated from the payment kiosk. It is not possible for more than one gate to go up at one time.

Mr. Clements added traffic flow, signage and attendants will prevent a vehicle from bypassing the payment kiosk area. Discussion followed. Chairman McAllister stated this discussion is a result of the existing car wash that has been there for years and allows a customer to use the vacuum first, then wash.

Mr. Clements suggested that a one-way, do not enter sign can be added if it is determined 26 ft. width is not required by the Fire Marshal. Mr. Clements understands all the concerns and comments. Mr. Woods stated there are many options.

Chairman McAllister questioned the stacking of cars. There are two different lines, one coming straight through the tunnel plus the one leaving the vacuum area. Mr. Strabel stated it looks like there is room for 5 to 6 cars to stack after exiting the garage door. Mr. Strabel's concern comes from the existing car wash where attendants dried the cars in front of the garage door and the possibility of not being done in time for a new car exiting. Mr. Clements explained there is new technology that has anti-collision, and photo opt sensors that will shut the car wash down if necessary.

Mr. Woods added the building is approximately 80 ft. off the road and using a 20 ft. car would give you four stacked cars. Plus, an attendant outside to direct traffic, not to mention the car wash will shut down if necessary.

Mr. Minor made the following recommendations:

- Move the proposed dumpster location farther back on the property behind the cut through.
- The greenspace requirement noted on the plans. Mr. Woods stated it is on the Demo Plan, C-3. Mr. Woods stated with all the removal of asphalt, the greenspace will be 51 percent where 30 percent is required.
- Show the required setback lines. Mr. Strabel pointed to the setback lines already on the plan. Chairman McAllister requested the required 7.5 ft. buffer from the property lines be shown. Mr. Woods will show the 7.5 ft. buffer.
- Mr. Minor asked if there was a lighting plan. Mr. Woods stated on sheet C-6.

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Mr. Strabel confirmed with Mr. Woods that the existing shed is staying. Mr. Strabel asked if the 10 ft. by 10 ft. concrete motor pad was out in the open. Mr. Clements stated it is the vacuum motor which sits out all the time and has silencers on it resulting in a sound of 30 decibels. Chairman McAllister confirmed with Mr. Woods that it shuts down when operations shut down.

Snow removal was discussed. There is curbing all around the car wash with some openings, such as south of the parking lot for ease of snow removal. A 5 ft. striped area is shown for snow removal also. Mr. Strabel asked what the proposed interior vacuum space is. Mr. Woods stated it is a free mat washing system.

Mr. Oberst confirmed with Mr. Woods that no work is planned in the R.O.W. Also, confirmed that the same pond will be used and will need to be cleaned out as it has three to four feet of sediment in it. Mr. Woods agreed.

Mr. Strabel discussed the dumpster enclosure and that he understands the proposed location will not interfere with moving vehicles, but where would Mr. Minor recommend it be located. Mr. Minor is not sure, maybe the southwest corner where it states snow storage.

Mr. Woods stated, an option if the Board is open to it, would be screening done by an architect to make it visibly appealing. Mr. Woods added by putting the dumpster in the proposed location, it is easy for the garbage truck to empty it and exit the site as quickly as possible. Chairman McAllister stated garbage trucks usually come when the business is not in operation. Mr. Strabel agreed it would be problematic for the garbage truck to navigate farther down the property, and that screening the dumpster would be a better option.

Chairman McAllister asked if Mr. Woods could make the revisions for the next meeting on April 25. Mr. Woods stated of course. Mr. Woods requested Preliminary Approval, but that is not an option for site plan approval. Chairman McAllister indicated there are too many revisions at this time for approval.

Mr. Ed Martin asked if the Planning Board requires a stormwater maintenance agreement? Mr. Oberst explained a stormwater maintenance agreement would allow the Town to go on the property to maintain the stormwater pond if necessary and back charge the property owner. Chairman McAllister stated yes.

Moved by Mr. Hale, seconded by Mr. Minor, that the Splash Car Wash Amended Site Plan and Special Use Permit be tabled until the next meeting, April 25, 2022.

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

The meeting was adjourned on motion at 8 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk