

**TOWN OF SWEDEN  
Planning Board Minutes  
May 9, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 9, 2022, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale; James Oberst, P.E., MRB, Town Engineer.

Also present: Nat O. Lester, III, Planning Board Counsel; Andrew Burns, Passero Associates; Alex Benoit; John, Lydia and Hevynn Hylton; Martin Herrmann, Wegmans.

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 April 25, 2022, be approved.

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

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

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

Public Hearing began at 7:04 p.m.

Chairman McAllister waived reading the legal notice.

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

Mr. Andrew Burns, Passero Associates, addressed the Board. He introduced Mr. Alex Benoit from Daniele Family Companies. Mr. Burns is requesting subdivision, site plan and special use permit approval for an automatic car wash located at 6625 Fourth Section Road.

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The existing site is a vacant, wooded area zoned Retail-Commercial, B-1. The proposed subdivision, Lot 2, is 1.7 acres. This project was before the Board on January 24 for a conceptual plan review. On April 11, the project was granted acceptance for review by the Planning Board. On April 14, a sign permit application was submitted to the Town. Since then, review comments have been received from the Highway Department on April 27, and the Town Engineer, MRB, on May 3. Responses to these comments, revised drawings and a vehicle tracking plan for emergency vehicle access have been distributed to the Board.

Mr. Burns stated there are no major concerns as all comments have been addressed, and he would be happy to answer any questions or go through the comments.

Chairman McAllister asked if there was anyone present with questions, comments, or concerns relative to this project. If so, please state your name and address before addressing the Board.

Lydia Hylton, 6605 Fourth Section Road – Ms. Hylton introduced her husband John and daughter, Hevynn. She stated her house is between the church and the proposed car wash. She asked how close the car wash will be to their property? Will there be a fence? What kind of lighting is proposed? As homeowners, what will this proposed development look like for us?

Mr. Burns explained there is a minimum 25 ft. required setback from the property line that will be met, and there will also be 60 to 70 ft. of trees remaining in the wooded area to the left. Mr. Burns stated this should take care of any visual impact. As far as any noise impact, the exit of the car wash is pointed to the road where the big drying fans are located. The traffic from the road is louder than the noise from the fans.

Lydia Hylton, 6605 Fourth Section Road – Ms. Hylton asked what are the hours of operation for the car wash?

Mr. Burns stated the maximum operating hours will be 7 a.m. to 9 p.m., Monday through Saturday, and 8 a.m. to 8 p.m. on Sundays. He added the lights are turned down an hour after closing, wall packs are left on for building security.

Chairman McAllister commented that all lighting must be dark sky compliant so that it does not spill over onto the neighbor's property.

Hevynn Hylton, 6605 Fourth Section Road – Miss Hylton stated it will be nice to build a car wash so close to her home, and that she knows how to work with a hammer and used a drill once. She was thinking she could volunteer in any way she could. The Board agreed Hevynn had good marketing skills.

Marty Herrmann, 82 White Road - Mr. Herrmann stated he is also a site project manager for Wegmans Food Markets. He has some serious traffic concerns through Wegmans with our existing non-signalized entrance. Mr. Herrmann explained with this development, the east bound, left turn traffic into Wegmans will be forced with a head on situation with the traffic heading westbound. Chairman McAllister stated the car wash traffic is staggered. Mr. Herrmann asked what the queuing length is?

Mr. Strabel agreed it is a conflict. Chairman McAllister stated when the project was first presented, it was mentioned the whole area backs up getting in and out of, especially at peak times.

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Chairman McAllister confirmed with Mr. Burns that the stacking count is nine coming out of the tunnel. He added there is an automatic shut off if the vehicle is stuck at the road and cannot get out. Mr. Herrmann asked what about the vehicles making a left into the car wash? It is possible that cars will start backing up past the Wegmans entrance.

Mr. Strabel clarified that the westbound traffic trying to get into the car wash is going to conflict with the eastbound traffic getting into Wegmans.

Mr. Burns stated, initially, when the project was conceptually submitted to NYSDOT, the preference was to be offset from Wegmans entrance. Since then, the plans have been submitted to NYSDOT for a utility permit and R.O.W. permit.

It was confirmed by Mr. Strabel that the Viking Apartments entrance is offset too. Chairman McAllister added that Wegmans traffic blocks Viking Apartments traffic from coming out and vice versa. The Planning Board tried to remedy that when Unity Medical Center was being approved, but Wegmans was not interested at that time.

Mr. Herrmann asked if there is a proposed development for the second lot because a cross access is shown on the plan. Mr. Burns stated not at this time, NYSDOT requested a single access for both properties.

Mr. Strabel acknowledged receipt of public comments via email from Mr. Jeff Levinson, President, Midland Management, Viking Apartments, with similar traffic concerns.

Counsel Lester stated Fourth Section Road is spelled incorrectly on the plans. Mr. Burns will address this.

Lydia Hylton, 6605 Fourth Section Road – Ms. Hylton asked why was a car wash chosen? Mr. Benoit stated that question would have to be answered by Danny or Anthony, owners. That is the business they are in now.

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

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

The Public Hearing ended at 7:17 p.m.

Chairman McAllister stated this is far as the Board can go tonight as we do not have review comments back yet from the Town Engineer. Mr. Minor added that when this project was presented informally in January, the Board requested a double exit lane, a dedicated exit left lane and right lane to prevent stacking. Mr. Burns agreed and will revise the plans.

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Mr. Strabel recommends there be a plan for the wooded area between the car wash and the residence that guarantees during construction, if any trees die or get stripped accidentally, they are replaced with deer proof plantings or plantings that will survive. The Board agreed.

Mr. Alex Benoit confirmed with Mr. Strabel that the Board would like as much vegetation to remain as possible. Mr. Strabel stated including the replacement of any damaged trees or trees that die.

Chairman McAllister thanked everyone for their input.

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

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk