

**TOWN OF SWEDEN
Planning Board Minutes
September 26, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, September 26, 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; Peter Sharpe; David Strabel.

Absent: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer (Both Excused).

Also present: Jonathan Long and Lee Talley, Long Talley Engineering; Aaron Beyler, BME Associates; Mary Ann Thorpe, Chairperson, ZBA.

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 September 12, 2022, be approved.

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

Mr. Strabel arrived at the meeting.

Flugel Site Plan. 2660 Colby Street, 084.03-1-24.12.

Aaron Beyler, BME Associates, addressed the Board. He is representing Steve and Sharon Flugel, owners, for site plan approval of a single-family home, private septic system, and pole barn. The 29-acre parcel is on the north side of Colby Street and the proposed home is located approximately 250 ft. from the R.O.W. The zoning district is R1-2, One-Family Residential, and conforms to all zoning requirements.

Mr. Beyler added Colby Street is a county road and an access permit will be required from MCDOT. The proposed water service will connect to an existing water main on the north side of Colby Street. Plans have been submitted to MCDRC, MCDOH, and MCDOT for review.

Mr. Beyler stated soil disturbance for this site is approximately 1.3 acres and requires a SPDES General Permit from NYSDEC. The construction of a single-family home is a SEQR Type II action and will not have any significant impact on the environment.

Mr. Beyler would be happy to answer any questions at this time.

**TOWN OF SWEDEN
Planning Board Minutes
September 26, 2022**

Mr. Dollard asked how far the property is from the airport. Mr. Beyler stated the airport is the next parcel over and would estimate the distance at 1000 ft. plus to the home. Mr. Strabel asked if the plans have been submitted to the FAA for review. Mr. Beyler stated they have not. Mr. Strabel believes they should be submitted to the FAA. Mr. Beyler will check into it.

Mr. Hale confirmed with Mr. Beyler that the property is a previously approved lot. Discussion followed that the property goes quite a distance back.

Moved by Mr. Strabel, seconded by Mr. Minor, that the Flugel Site Plan be accepted for review.

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

The public hearing will be October 24, 2022.

Customer Service Solutions Amended Site Plan. 1900 Transit Way. 084.01-1-1.115

Jon Long and Lee Talley, Long Talley Engineering, addressed the Board. Mr. Long explained they are representing Customer Service Solutions (CSS) for an amended site plan on a Light Industrial zoned property. Their client is proposing a 9,000 sq. ft. addition in two phases for more manufacturing storage space. Presently, CSS has temporary storage in the back of their property. The first phase includes the construction of 4,500 sq. ft. space and the elimination of the temporary storage in the back. The second phase includes the construction of an additional 4,500 sq. ft. space.

Mr. Talley stated the total disturbance of land is less than one acre and the current site is 1.57 acres. An additional driveway is proposed for which the R.O.W. application will be submitted to the Town.

Mr. Talley stated the only setback that will not meet the requirement is the 25 ft. side yard setback where 30 ft. is the minimum requirement. A loading dock is proposed to better facilitate truck traffic and avoid having to back up any trucks down the driveway.

Mr. Strabel asked if there was a survey map to verify metes and bounds. Mr. Talley stated Maier Land Surveying completed one. Mr. Talley stated the property lines are shown and the property is 171 ft. by 400 ft.

Mr. Strabel asked how stormwater will be managed. Mr. Talley stated that currently stormwater is discharged to the back area on the property which infiltrates to the ditch. The same drainage flow will be used. Mr. Strabel questioned no change to the drainage with the addition of 9,000 sq. ft. of impervious surface. Mr. Long indicated that gravel will be used, which is considered impervious under the SPEDES permit. Stormwater requirements were discussed.

TOWN OF SWEDEN
Planning Board Minutes
September 26, 2022

Mr. Minor discussed the possibility of obtaining a variance prior to the Planning Board's approval. Mr. Long feels there is enough room on the site to accommodate any stormwater improvements.

Mr. Strabel asked what type of product is manufactured. Mr. Talley explained the company builds a fire stop system that does fire suppression for one of its customers. CSS also has a patent on a cleaning device that cleans oil residue and millings.

Moved by Mr. Minor, seconded by Mr. Hale, that the Custom Service Solutions Amended Site Plan be accepted for review.

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

The public hearing will be October 24, 2022.

The meeting was adjourned on motion at 7:30 p.m.

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk