

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

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

Absent: Peter Sharpe, Nat O. Lester, III, Planning Board Counsel, James Oberst, P.E., Town Engineer – all excused.

Also present: Garrett Steiner and Sean Condon, DDS Companies.

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. Hale, that the minutes of October 24, 2022, be approved.

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 and Special Use Permit. 4653 Lake Road. 083.08-2-12.

Garrett Steiner and Sean Condon, DDS Companies, addressed the Board. They are representing Splash Car Wash tonight for renovations to an existing car wash facility located at 4653 Lake Road South. The project consists of a new concrete drive and parking area, improvements to the sanitary laterals and storm pipes onsite as well as a 2,400 sq. ft. building addition. Improvements to the landscaping and lighting are shown on the plans. Photometrics will be provided to the Board prior to returning. The proposed layout shows stacking for thirty-two cars. The estimated area of disturbance is less than one acre.

Mr. Strabel confirmed with Mr. Steiner which parking spaces shown are for vacuuming. Mr. Steiner explained there will be stanchions on either side of each vacuum spot that will be shared. Mr. Strabel's concern is the potential noise from the vacuums that may reach the apartment complex behind the car wash and the residents across the street. Mr. Steiner added there are decibel levels for the vacuums which show they are not very loud; decibel levels will be provided to the Board. Mr. Steiner added the sound of the vacuums cannot be heard past the property line as they are newer, muffled vacuums. Mr. Strabel stated there are three car washes in town, one new under construction and two being remodeled; the residents have yet to hear how the new vacuums will sound.

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

Mr. Steiner stated that the motor which runs the vacuum will be large, but not loud, and the decibel levels show that it should not be heard from the street. In other towns, board members have visited the sites with similar renovations and have had no issues regarding the noise from the vacuums. Mr. Hale stated the Town of Sweden has a noise ordinance in place.

Mr. Steiner stated the noise will be looked into and the decibel levels provided on the plans. The motor can be turned slightly to reduce the noise.

Moved by Mr. Minor, seconded by Mr. Rickman, that the Classy Chassy Car Wash Amended Site Plan (Splash Car Wash) and Special Use Permit be accepted for review.

Discussion: The project name on the plans should be modified to the original approved name, Classy Chassy Car Wash with Splash Car Wash in parenthesis.

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 December 12, 2022.

Mr. Minor asked that the power unit/vacuum pad be identified on the plans. Mr. Steiner will add it to the plan. Mr. Strabel asked if control gates will be used for the vacuum. Mr. Steiner stated the plans will be revised to show an exit only and a gate which will prevent customers from freely entering and exiting from the vacuum area without using the car wash first. The current payment process will not change.

Mr. Strabel reiterated that photometrics are needed and also exterior elevations of the addition. Mr. Steiner agreed. Mr. Minor clarified that the addition would create a tunnel car wash. Discussion took place that there are three automatic car washes and two bays onsite.

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

Mr. Hale stated that this project was tabled until the next meeting in last month's meeting minutes and was not on tonight's agenda. The Clerk explained the project was not on the agenda due to an additional Zoning Board of Appeals hearing being scheduled after the first hearing was held on November 1, 2022. The new hearing will be held on November 17, 2022, which is after tonight's meeting. Discussion followed.

Moved by Mr. Hale, seconded by Mr. Strabel, to table the Custom Service Solutions Amended Site Plan to the November 28, 2022, meeting.

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

TOWN OF SWEDEN
Planning Board Minutes
November 14, 2022

The Board discussed Light Industrial zoning requirements and the variance requests for Customer Service Solutions. Chairman McAllister explained that when Light Industrial zoning was being developed, it was looked at as a buffer to residential zoning and that is why restrictions, such as no front yard parking, are more restrictive than Retail-Commercial or Heavy Industrial zoning.

Mr. Strabel discussed that the owner of Brockport Corners Mall would like to modify the site to operate a small used car sales business only, no NYS inspections or oil changes. Mr. Strabel has advised the owner that a building permit cannot be issued without Planning Board approval first. There are more than enough parking spaces to be used for a car sales business. Discussion followed.

Mr. Strabel confirmed with the Board that the owner could use the existing approved site plan to show modifications to the existing parking lot per code in order to obtain amended site plan approval from the Planning Board.

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk