

**TOWN OF SWEDEN  
Planning Board Minutes  
December 11, 2023**

**DRAFT**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 11, 2023, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., Town Engineer; David Matt, Schultz Associates; Travis D'Amico, BL Companies; Alan Adams, Owens Road Self Storage LLC; Roger Brandt, Rochester Cornerstone Group.

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. Rickman, seconded by Mr. Hale, that the minutes of November 13, 2023, be approved.

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

**Owens Road Self Storage Subdivision and Site Plan-Phase 1. 90 Owens Road. 084.01-1-19.141\19.145.**

David Matt, Schultz Associates, addressed the Board. He explained there is an existing self-storage facility on Owens Road north of Lowe's and across from Champion Storage. The applicants are looking to extend the same kind of business to the back lands. There are two existing parcels at the back for which the lot lines need to be modified. The subdivision will consist of a pond proposed on the larger north piece and attached to a southern piece. Currently, there are approximately 24,900 sq. ft. of storage units at the existing site.

Phase 1 will include the pond, six 4,400 sq. ft. storage units, and two 9,600 sq. ft. commercial units. The intent of the commercial units is to rent or lease them to small businesses such as contractors, plumbers, and electricians who have outgrown their residences and need to store equipment.

Mr. Matt stated the current storage units are shown on the site plan in the top left corner. A new road will be installed at the back of the property with a bridge that jumps the wetlands. Because there will be no encroaching on the wetlands, a permit from the DEC will be avoided.

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Moved by Mr. Hale, seconded by Mr. Rickman, that the Owens Road Self Storage Subdivision and Site Plan - Phase 1 be accepted for review.

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

The public hearing will be scheduled for January 22, 2023.

**INFORMAL**

**Mavis Tire Site Plan and Special Use Permit.6635 Fourth Section Road. 083.02-1-13.1.**

Travis D’Amico, BL Companies, addressed the Board. He is representing Mavis Tire.

Mr. D’Amico introduced the project in order to get the Board’s thoughts and any recommendations. The proposed Mavis Tire will be located across the street from Wegmans next to the recently constructed car wash on Fourth Section Road.

The development is for tire and auto service use. The proposed building is just under 7,000 sq. ft. of area with a sales area in the back corner of the site. There will be eight bays, four at the front and four on the side of the car wash. Parking will be in front and back. The parcel is three acres with about an acre or a little over an acre of disturbance.

Chairman McAllister asked for clarification of where the car wash was located. When the two-lot subdivision and site plan for the car wash was approved, one single curb cut was shown for both parcels, which was requested by NYSDOT. The proposed site plan shows that Mavis Tire will have its own curb cut. Mr. D’Amico was appreciative to hear that because it will make a difference if the parcel is purchased.

Mr. Hale asked where the Wegmans entrance was relative to Mavis Tire’s access. Mr. D’Amico stated the Wegmans entrance, is a little to the right. Mr. Hale requested it be shown with the official site plan submission for review. Traffic was discussed. Mr. D’Amico appreciated the helpful feedback.

Mr. Minor asked if the building was a single-story structure. Mr. D’Amico stated yes. The façade is standard but can be discussed if something else is requested. Mr. Minor checked with the Town Engineer as to where the stormwater management pond was located on the car wash property. Mr. Oberst stated he would have to check the site plan. Mr. D’Amico remembers it being located at the back of the property. Mr. Minor confirmed there would be two separate stormwater ponds, most likely, in the back of the property.

Mr. Oberst asked if Mavis Tire offers full automotive service. Mr. D’Amico stated there would be no bodywork, only brakes, tires, and oil changes. He added the bays are not large enough for commercial-sized vehicles.

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Mr. D'Amico asked for clarification regarding the B-1 zoning of the property and the need for a Special Use Permit (SUP). The SUP pertains to the automotive part of it. The SUP is approved concurrently with the site plan.

Mr. Minor asked the Clerk to email the approved car wash site plan showing the one ingress/egress for both properties to Mr. D'Amico. The Clerk agreed.

Mr. Oberst asked for confirmation that there is 25 ft. green space shown between the ROW and the parking spaces. Mr. D'Amico stated it is less than that, so he will make sure it is revised to show 25 ft.

Mr. Dollard asked if the Board requested a sidewalk be installed in front of the car wash. The Clerk will check the site plan.

Mr. Minor asked for a lighting detail plan showing dark sky compliant lighting. Also requested is to show where snow storage will be located. If there is a dumpster enclosure, where will it be located and will the exterior match the building exterior? The Clerk will also send dumpster enclosure information. Mr. Minor asked that the turning radius for fire apparatus should be included with the application submission. The Clerk will send turning radius information.

Mr. Hale recommended the applicant be aware of where the fire hydrants are located. Mr. Dollard asked how the oil will be stored. Mr. D'Amico will check, but he believes it is stored in the building.

Mr. D'Amico asked if the building permit application can be approved concurrently with the site plan and SUP. Chairman McAllister stated the building permit is done separately after planning approvals.

Mr. Minor asked for elevation drawings to be included with the application submission. Mr. D'Amico will include them. Also, it would be helpful to see what signage is offered and its location on the property.

Mr. D'Amico closed by thanking the Board for its time and feedback.

The Clerk asked if the Board looked at the 2024 Planning Board Meeting Schedule. There were no questions only a comment that the April 8, 2024, meeting is during the solar eclipse. The Board will have to revisit that date closer to the event.

Discussion took place regarding the shipping containers located temporarily on the Wal-Mart property for less than six months. Chairman McAllister recommended a letter be sent to Wal-Mart stating that the temporary containers are not part of Wal-Mart's approved site plan. Are the containers restricting fire apparatus from getting around the building? Also, are the containers taking up required parking spaces per the approved site plan.

The Board expressed its appreciation to the Clerk for her fine work during the year.

The meeting was adjourned on motion.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk