

**TOWN OF SWEDEN**  
**Planning Board Minutes**  
**December 12, 2022**

A regular meeting of the Town of Sweden Planning Board was held on Monday, December 12, 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.

Also present: Sean Condon and Cade Krueger, DDS Engineering and Surveying; Jeff Arnold, Splash Car Wash; Jon Long and Lee Talley, Long Talley Engineering; Matt Tuttle, Schultz Associates.

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. Hale, seconded by Mr. Strabel, that the minutes of November 28, 2022, be approved.

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

Moved by Mr. Strabel, seconded by Mr. Minor, 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 - Aye  
Mr. Strabel – Aye

The public hearing began at 7:04 p.m.

Chairman McAllister waived reading the legal notice.

**Classy Chassy Amended Site Plan and Special Use Permit (Splash Car Wash). 4653 Lake Road. 083.08-2-12.**

Sean Condon, DDS Engineering and Surveying, addressed the Board on behalf of Splash Car Wash. He introduced Jeff Arnold, Splash Car Wash. Mr. Condon displayed building elevations and a revised site plan.

He explained the application is for approval of the Classy Chassy Amended Site Plan and Special Use Permit, now called Splash Car Wash. The proposed project is located at 4653 Lake Road South, 1.4 acres, B-1 Retail Commercial Zoning District. The project includes renovating the existing car wash, maintaining three self-serve car wash bays and a laser car wash. A new 110 ft. building addition, car wash tunnel, is proposed.

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Concrete pavement, landscaping and lighting improvements, and twelve vacuum stations are proposed. The hours of operation will be 7 a.m. to 8 p.m. for the new addition and 24 hours for the rest of the site. The existing three points of access to the site will remain the same with 33 stacking spaces. There will be two exit-only points after utilizing the car wash.

Mr. Condon stated that since the site is under one acre of disturbance, a SWPPP will not be required. Site drainage flows away from the building except on the east and south sides where proposed stormwater improvements will collect any drainage. All drainage inside the tunnel is collected and distributed into the sanitary sewer system. There will be a trench drain on the east side of the access aisle to the right collecting drainage from Lake Road South with catch basins collecting drainage from the south down the hill.

Mr. Condon stated the building outline shown encompasses three existing septic tanks. A new 2000-gallon septic tank is proposed to keep the sanitary infrastructure utilized in the same way with no impact. MCPW and MCWA still need to review the plans. Responses to review comments from the Town Engineer, Fire Marshal, and Highway Superintendent were submitted on December 7, 2022.

Chairman McAllister asked if there were any questions or comments from the public. There were none.

Moved by Mr. Strabel, seconded by Mr. Rickman, 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 – Aye

Mr. Strabel – Aye

The public hearing ended at 7:15 p.m.

**Splash Car Wash Amended Site Plan. 6273 Brockport-Spencerport Road. 084.01-1-12.11.**

Cade Krueger, DDS Engineering and Surveying, addressed the Board. He explained there are some minor amendments to the approved site plan which is under construction at 6273 Brockport-Spencerport Road.

Jeff Arnold, Splash Car Wash, expressed his appreciation to the Board for allowing the project to come before the Board tonight to seek expedited approval for the proposed minor changes, i.e., narrowing of the pay lanes to 9 ft. so the customer gets close enough to the pay station. The changes also allow for a LPR License Plate Recognition System instead of putting unwanted stickers on the car. To use the LPR System the vehicle has to be approximately 35 ft. from the pay station.

Mr. Arnold stated Splash Car Wash is constantly reviewing their sites to make them more efficient and safer. He was advised by Mr. Strabel, Commercial Building Inspector, to bring the proposed changes to the Planning Board. The pay lanes are delineated to direct the patrons in a more efficient manner. Discussion followed as to how wide the pay lanes should be. Mr. Arnold stated there is an attendant present all the time to assist customers. By delineating the pay lanes, three curb islands were removed, which makes the pavement contiguous and better for snow removal. The vac motor pad that was located on one of the removed islands will now be shifted to the south, which has been added to the mylar but not shown on the hard copy displayed tonight.

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Chairman McAllister asked for a motion to accept the project for review before continuing any further discussion.

Moved by Mr. Hale, seconded by Mr. Strabel, that the Splash Car Wash 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

Mr. Krueger clarified that the site plan before the Board does not reflect the additional vac motor pad; however, the mylar he brought does reflect it. Mr. Strabel asked that the overhead vacuum drops be shown on the mylar as well. Chairman McAllister agreed all structural changes should be on the site plan.

Mr. Minor asked what type of vac post is used for the overhead pipes and are they protected. Mr. Arnold stated the posts are a state-of-the-art design and very safe.

Mr. Oberst asked if there is a gate for the emergency bypass or just cones. Mr. Krueger stated cones and striping are used.

Mr. Strabel confirmed with Mr. Krueger that the whole site is reinforced six-inch concrete.

Mr. Minor confirmed with Mr. Krueger that the open area verbiage on the plan refers to the Town's greenspace requirement. The word should be changed to "greenspace." The 25 ft. setback refers to the building side setback and not the 7 ½ ft. perimeter buffer requirement. Mr. Minor noted that the parking space by the pay station has been cut off. Mr. Krueger stated the parking spaces are 14 ft. by 20 ft., so there is still ample room for parking at that spot. Also, there is one bollard between the pay kiosk and the parking space.

Mr. Oberst confirmed with Mr. Krueger that the island's width is 3 feet.

Mr. Dollard asked how the water moves from the four areas of snow storage to the pond in the upper north corner of the property. Mr. Krueger stated it will melt in the spring, hit the catch basins, and be directed to the pond.

Chairman McAllister asked the Town Engineer if he was all set. Mr. Oberst doesn't have any further engineering concerns about the changes discussed tonight. Chairman McAllister stated the words "open area" should be changed to "greenspace," the vacuum overhead drops noted, and the additional vac pad noted.

Mr. Sharpe confirmed with Mr. Krueger that the staff have an office inside the building. Staff will park in the least used parking spaces with vacuum drops.

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Mr. Oberst asked will the northernmost parking space near the interior vacuum room be kept open. Mr. Arnold stated there will be a vacuum there which will be protected by a bollard. No striping is required.

Mr. Krueger asked Chairman McAllister if the mylar presented tonight could be modified with the conditions discussed tonight. Chairman McAllister stated as long as it is done before signing.

The Board will come back to this project once changes are made on the mylar for signing. Mr. Krueger left the meeting to make the changes.

**Custom 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. Talley explained that the last time the project was before the Board, there were a couple of items to address. Proof of ownership of the business has been forwarded to the Clerk and Planning Counsel. The project will be completed in one phase for ease of construction and is more cost effective. The three variances were approved by the Zoning Board of Appeals.

The Town Engineer's overhead lighting questions have been addressed to make sure the lighting is dark sky compliant. Runoff calculations were provided to answer Mr. Oberst's drainage questions, and the swale was modified at the back of the property to meet the Stormwater Design Manual requirements.

Mr. Oberst reviewed the changes made and the project is in good standing except for a few minor tweaks which can be discussed over the telephone.

Mr. Minor confirmed with Mr. Talley that all proposed changes on the western side of the building have been abandoned. Mr. Oberst confirmed with Mr. Talley that the approved variances have been noted on the plan.

Moved by Mr. Hale, seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Custom Service Solutions Amended Site Plan, located at 1900 Transit Way, which was accepted for review on September 26, 2022, and

WHEREAS, a public hearing was held by the Planning Board on October 24, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and comments of the Town Engineer, Fire Marshal, Environmental Conservation Board, Highway Superintendent, and Monroe County Planning & Development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Custom Service Solutions Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Custom Service Solutions Amended Site Plan be approved, contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

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Discussion: Mr. Minor confirmed with the Board that the approved variances do not need to be mentioned as they are noted on the plan and that the Town Engineer will sign the mylar after a few minor concerns are resolved.

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

**Vantyne Site Plan. 1201 Euler Road. 114.04-1-2.13.**

Matt Tuttle, Schultz Associates, addressed the Board. He explained the project received a SEQR Determination – Neg Dec on August 8, 2022. A wetland delineation was finally completed by a trained and certified Schultz Associates staff member.

Mr. Oberst stated he is good with the plans and has signed them.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Vantyne Site Plan, located at 1201 Euler Road, which was accepted for review on July 11, 2022, and

WHEREAS, a public hearing was held by the Planning Board on August 8, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board determined on August 8, 2022, that the site plan was an unlisted action which will not have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Vantyne Site Plan be approved contingent upon obtaining all required signatures, and the Chairman be authorized to sign.

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

**Splash Car Wash Amended Site Plan. 6273 Brockport-Spencerport Road. 084.01-1-12.11.**

Mr. Krueger returned to the meeting after making the modifications to the mylar as discussed previously for the Town Engineer and Chairman to sign. He explained the changes made to the plan. The Board agreed.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Splash Car Wash Amended Site Plan, located at 6273 Brockport-Spencerport Road, which was accepted for review on December 12, 2022, and

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WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and comments of the Town Engineer and Fire Marshal.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Splash Car Wash Amended Site Plan is an unlisted action which will not have a significant impact on the environment, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board determines the Splash Car Wash Amended Site Plan is appropriate in the interest of the public health, safety and general welfare, and no undesirable change will be produced in the character of the neighborhood or no detriment to nearby properties will be created.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the public hearing be waived, and the Splash Car Wash Amended Site Plan be approved, contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Discussion: Mr. Dollard stated the changes made to the mylar should be initialed by the Chairman in addition to the signing of the mylar.

Chairman McAllister - Aye

Mr. Dollard – Aye

Mr. Hale - Aye

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Sharpe - Aye

Mr. Strabel – Aye

**Classy Chassy Amended Site Plan and SUP (Splash Car Wash). 4653 Lake Road. 083.08-2-12.**

The Board continued to review the application. Chairman McAllister asked for a status from the Town Engineer.

Mr. Oberst explained the revised drawings were received last week. There are a few minor comments concerning stormwater to go over. Other than that, the plans look good.

Mr. Minor asked for clarification regarding the property line. Mr. Condon stated it is the bolded line. Mr. Minor asked if there was an ingress/egress agreement with the plaza property in order to access the car wash.

It was determined that the Classy Chassy Car Wash is its own parcel, separate from the plaza. Splash Car Wash is the new owner of the property. All the access points will remain the same as they are now.

Mr. Arnold stated there is a cross access agreement in place and he will provide a copy. Planning Counsel asked that the easement be labeled on the plans. Mr. Condon agreed.

Mr. Strabel confirmed with Mr. Condon that there is enough room for cars exiting the tunnel and that the site will be all concrete.

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Mr. Condon will note on the plans the overhead vacuum drops, the vacuum pads and modify the open area wording to greenspace.

Chairman McAllister confirmed with Mr. Condon that the pay gates will only be for the tunnel. It was determined that payment for the self serv bays is inside. The laser wash will be paid for at the pay station.

Mr. Dollard asked if the Fire Marshal's comment was addressed. Mr. Condon stated a turning lane plan was submitted showing access to all three sides of the building, which is acceptable per the fire code. Emergency vehicles will not be able to get all the way around the site.

Mr. Minor clarified that the first two accesses are entrances from the road and there are two exits only. The site does not offer vacuum only service, and signage will be included on the plan for ingress and egress.

Mr. Strabel discussed the location of the proposed catch basin in the grass. Why isn't it in a better location to catch the water coming from the building? Mr. Condon explained it's in the grass by the swale on the east side to catch the water coming from Lake Road South. Mr. Strabel's concern is a constant stream of water running on the site that will freeze in the cold temperatures. Mr. Arnold stated a trench drain is always installed at the exit door out 20 ft. that ties into the storm drain to prevent that from happening. Mr. Condon will make sure the trench drain will be shown on the plan. Discussion followed.

The locations of the vacuum motors were discussed. Mr. Minor confirmed with Mr. Condon that the vacuum spaces are 14 ft. by 20 ft.

Mr. Oberst asked if the Highway Superintendent's comments were addressed regarding the sizing of the oil/water separator. The Clerk stated Mr. Ingraham received the responses to his review comments and had no further questions.

Chairman McAllister asked if there were any other questions. There were none.

Moved by Mr. Hale, seconded by Mr. Dollard,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Classy Chassy Amended Site Plan and Special Use Permit (Splash Car Wash), located at 4653 Lake Road, which was accepted for review on November 14, 2022, and

WHEREAS, a public hearing was held by the Planning Board on December 12, 2022, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Project Information Form, Short Environmental Assessment Form, and comments of the Town Engineer, Highway Superintendent, Fire Marshal, Environmental Conservation Board, and Monroe County Planning and Development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Classy Chassy Amended Site Plan and Special User Permit (Splash Car Wash) are unlisted actions which will not have a significant impact on the environment, and

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NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Classy Chassy Amended Site Plan and Special Use Permit (Splash Car Wash) be approved, contingent upon the open area wording is changed to greenspace, the vac pads and overhead vac drops are shown on the plan, the office and signage are labeled on the plan, the trench drain is shown on the plan, the cross access easement is noted on the plan, all required signatures are obtained, and the Chairman be authorized to sign the mylar.

Discussion: Mr. Oberst wanted to go over a few stormwater changes and Mr. Strabel requested the dumpster enclosure be updated and shown on the plan. Mr. Condon agreed.

Chairman McAllister - Aye

Mr. Dollard – Aye

Mr. Hale - Aye

Mr. Minor – Aye

Mr. Rickman – Aye

Mr. Sharpe - Aye

Mr. Strabel – Aye

Mr. Minor confirmed with Mr. Krueger that the open area verbiage on the plan be changed to “greenspace.” The 25 ft. setback refers to the building side setback and not the 7 ½ ft. perimeter buffer requirement. Mr. Minor noted that the parking space by the pay station has been cut off. Mr. Krueger stated the parking spaces are 14 ft. by 20 ft., and there is ample room for parking. There is one bollard between the pay kiosk and the parking space.

The Board thanked the Clerk for her excellent work during the year.

The meeting was adjourned on motion at 8:30 p.m.

Respectfully submitted,  
Phyllis Brudz – Planning Board Clerk