

**TOWN OF SWEDEN
Planning Board Minutes
May 22, 2023**

A regular meeting of the Town of Sweden Planning Board was held on Monday, May 22, 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, David Strabel.

Also present: Nat O. Lester, III, Planning Board Counsel; James Oberst, P.E., MRB, Town Engineer; Anthony Tintera, Meagher Engineering; Matt Tuttle, Schultz Associates; Henry Conradt.

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 May 8, 2023, be approved.

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

Nicometi Amended Site Plan. 1105 Beadle Road. 098.04-1-21.

Matt Tuttle, Schultz Associates, addressed the Board. He explained this is an existing approved site plan for a single-family home, well and septic system. The applicant is amending the site plan to remove a previously approved aesthetic pond and to add a pole barn, 32 ft. by 48 ft., in order to construct the pole barn prior to building a house.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Nicometi 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 July 10, 2023.

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Brockport-Sweden Self Storage Site Plan. 2600 Colby Street. 084.03-1-24.002.

Moved by Mr. Hale, seconded by Mr. Dollard, that the Brockport-Sweden Self Storage Site Plan be removed from table status.

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

Anthony Tintera, Meagher Engineering, addressed the Board. Per the public hearing held two weeks ago, modifications to the site plan have been made. The requested revised location map has been added to the bottom right-hand side of the site plan, page C1, showing the airport’s landing strip relative to the proposed development. The requested variances discussed at the last meeting, which the Board was in favor of, are as follows: rear setback – 60 ft. instead of 100 ft. required, west side setback – 50 ft. instead of 100 ft. required, and east side setback – 45 ft. instead of 100 ft. required.

Since then, the east side setback has changed to 80 ft. instead of the required 100 ft. as a result of comments received from the Town Engineer relative to the required grading without the temporary and permanent easements. Mr. Oberst confirmed with Mr. Tintera that, with the revised location of the detention pond, construction equipment will be able to stay off the neighbor’s property.

Mr. Tintera continued with the third revision relative to required parking on the site. It was determined that the previous plan showed parking that did not meet the required 20 ft. rear setback. The proposed parking is now shown completely parallel along the widened rear driveway and allows for more space for the vegetative swale at the rear of the property.

The proposed parallel parking spaces are 10 ft. by 22 ft. The code states parking spaces are required to be 10 ft. by 20 ft. With either parking space dimension, there is room to show only 30 of the 39 required parking spaces. Mr. Tintera is looking for confirmation from the Board that the proposed 10 ft. by 22 ft. parallel parking spaces and the installation of 30 parking spaces are satisfactory, and that the Board would give a favorable note to the ZBA for a variance for 9 parking spaces.

Mr. Tintera confirmed with the Board that land banked parking cannot be shown in the front of the property as it is not permitted. Mr. Conradt added from his experience, customers pull in and unload their items and leave.

Mr. Dollard asked if there would be outside storage of boats, RVs, Mr. Conradt stated, “no,” there is no money in that. Mr. Dollard asked if dumpsters would be on site. Mr. Conradt does not want any dumpsters because they end up being used by everyone.

Mr. Dollard asked if there was enough room for snow removal. Mr. Conradt stated yes and that the snow will be pushed to each end and stacked.

Mr. Tintera asked if there were any other questions related to parking. Mr. Minor is good with the 30 proposed 10 ft. x 22 ft. parallel parking spaces. The Board agreed.

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Chairman McAllister discussed the elevation of the buildings presented at the last meeting. The buildings are steel, and our code requires masonry buildings. Mr. Conratt stated the self-storage units on Owens Road are steel. Chairman McAllister explained this project would still have to meet code. The code states if the units are not visible from the road, masonry buildings are not required, however, the proposed units are visible from the road. Mr. Conratt stated then the units will be masonry. He will have to use a different company.

Mr. Tintera discussed off street loading berths from section 175-46. Mr. Minor read the specific code. Discussion followed and it was determined that this was not an issue.

Mr. Tintera explained that Mr. Conratt would like to keep a gravel driveway around the two buildings in Phase 1 until the completion of Phase 2 when the complete roadway would be paved, which is not up to code. Mr. Conratt explained he needs a lot of fill on the east end and he is not able to have a second driveway.

Chairman McAllister stated if construction were one phase that would work. Mr. Conratt stated he plans to construct Phase 2 next year. Chairman McAllister asked why another driveway couldn't be installed. Mr. Conratt stated there isn't enough room and MCDOT wouldn't approve it. Mr. Tintera stated Mr. Raymond, MCDOT, stated there wasn't enough traffic to warrant a second entrance. The Board discussed a temporary construction entrance. Mr. Conratt would be willing to remove a temporary construction entrance once the project is done. Also, with a temporary construction entrance for Phase 2, Mr. Conratt would be able to pave the roadway at the end of Phase 1.

Mr. Tintera will check with Mr. Raymond at MCDOT to confirm if a temporary construction entrance can be installed. Also, Mr. Oberst still needs a final SWPPP.

Chairman McAllister confirmed with the Board that this project will require four variances now. The fourth one being for the number of parking spaces. Mr. Strabel stated one of the parking spaces should be identified as handicap.

Mr. Conratt asked if there was any way he could construct a steel building instead of a masonry building. Mr. Strabel stated another variance is needed. Chairman McAllister stated the ZBA is going to ask what hardship is there for the buildings to be steel instead of the required masonry. The code was reviewed. Mr. Conratt will construct masonry buildings.

Moved by Mr. Hale, seconded by Mr. Sharpe, that the Planning Board transmits to the Zoning Board of Appeals a favorable view of the application for the proposed variances as follows:

1. Rear Setback – 60 ft. instead of the required 100 ft.
2. West Side Setback - 50 ft. instead of the required 100 ft.
3. East Side Setback - 80 ft. instead of the required 100 ft.
4. Required parking – 30 spaces instead of the required 39 spaces.

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

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Moved by Mr. Hale, seconded by Mr. Sharpe, to table the project until July 10, 2023.

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

Mr. Minor asked if the previous motion to the ZBA was formally amended or replaced. Mr. Hale stated it was replaced.

Moved by Mr. Hale, seconded by Mr. Minor, to adjourn the meeting.

Discussion: Chairman McAllister stated Mr. Minor brought up a good point that the previous recommendation to the ZBA was a motion and is still out there. Counsel Lester recommended the previous motion be rescinded.

Moved by Mr. Hale, seconded by Mr. Minor, that the motion in the May 8, 2023, minutes transmitting a favorable view to the ZBA for the three requested variances for the Brockport-Sweden Self Storage Site Plan be rescinded.

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

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

Respectfully submitted,
Phyllis Brudz – Planning Board Clerk