

**TOWN OF SWEDEN
Planning Board Minutes
January 27, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, January 27, 2025, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., Town Engineer. (Excuse)

Also present: Larry Adler, 7 Brew Coffee, Brew Team NY; Hayden Woods and Randy Bebout, Bohler Engineering.

Chairperson 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. Dollard, that the minutes of January 13, 2025, be approved.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

7 Brew Coffee Site Plan. 6517 Brockport-Spencerport Road. 084.01-1-4.2.

Larry Adler, Brew Team NY, represents 7 Brew Coffee for the proposed project at the corner of Rte. 31 and Rte. 19, 6517 Brockport-Spencerport Road. He explained that 7 Brew Coffee is a relatively new coffee concept that is a double lane drive-thru only. This site was formerly a Mobil Gas Station.

The premanufactured building is approximately 540 sq. ft. and is preapproved by New York State. The servers will come outside and greet the customers in the drive aisles, take the order on an iPad and deliver beverages to the vehicle; there is no drive-thru window. Mr. Adler added 99.5 percent of traffic is cars with the ability for people to walk up to the sliding door and make an order if their vehicles will not fit through the drive thru. These are usually first responders who receive a discount.

Mr. Adler continued there are nine parking spaces provided and easements with the shopping center for additional parking. Chairperson McAllister commented that the shopping center needs all its parking spaces to meet the required parking. Finding a development for the proposed site that did not need a lot of parking has been an issue previously. Mr. Adler stated the good news is that nine spaces are proposed, and five are required per code.

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Mr. Sharpe confirmed with Mr. Adler that the proposed curb cuts shown on the site plan are the existing ones, Rte. 31 and Rte. 19.

Mr. Horschel asked since this site was a former Mobil gas station, have all the underground storage tanks been cleaned on the site? Mr. Adler stated the landlord has documentation from the DEC that the site was remediated with selective areas near utility lines that could not be accessed and may need work. The Board discussed the level of cleanup and how there is monitoring of the site today. The Mobil gas station has been gone for approximately twenty years.

Mr. Adler continued that the building is a pre-manufactured building, approximately 540 sq. ft. There is an adjacent walk-in cooler with canopies on both sides of the building providing protection from the elements for the servers outside. The menu includes espresso type drinks only, smoothies, and energy drinks. No food other than a prepackaged muffin is sold. The average time to wait from the point of ordering is approximately three minutes, which is a lot faster than other fast-food restaurants.

Mr. Adler added a traffic consultant was engaged, the same one who completed the Chick-fil-A traffic study, which showed no traffic impact. Chairperson McAllister confirmed with Mr. Adler that the peak time for the operation will be from 7 a.m. to 10 a.m. with forty vehicles estimated as the number of cars in queue.

Chairperson McAllister confirmed with Mr. Adler that the lease lines have not changed. Based on the pre-development meeting, the orientation of the building was revised to eliminate some of the concerns expressed at that meeting. The building is now parallel with Rte. 31, which was originally at an angle. A berm and landscaping have been added around the site so that automobile lights do not impact oncoming traffic.

Mr. Sharpe stated the drive-through around the building is two lanes. He asked when leaving the pick-up window, a vehicle can go to the right, but what type of barrier will be used, a solid curb, speed bump, or paint stripes because that area is wide open? Mr. Adler stated a stop sign and stop bar will be installed as well as a solid curb. Customers will have the option to go to the right or go straight. All traffic will be pulled off the internal site.

Mr. Adler referred to the pad on the plan as the dumpster pad. The dumpster is a double dumpster designed for regular trash and recycling. The dumpster will match the design of the building and match the building with a brick-like exterior. Chairperson McAllister asked if the proposed building will be attached to the ground. Mr. Adler stated footers will be in the ground and the building is placed on top with a crawl space underneath to connect utilities. The building and canopies take two to three days to complete. Mr. Horschel confirmed with Mr. Adler that there will be an opening of approximately four feet underneath the building.

Mr. Minor requested elevation drawings for the next meeting. Mr. Adler agreed.

Discussion: Mr. Minor confirmed with the Board that the address is 6517 Brockport-Spencerport Road. Setbacks are determined from the road the front of the building faces.

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Moved by Mr. Hale, seconded by Mr. Rickman, that the 7 Brew Coffee Site Plan be accepted for review.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe – Aye

The public hearing will be held on February 24, 2025.

Chairperson McAllister explained that the next steps in the review process include a public hearing, responses to all agency review comments, and application to the County DRC. Mr. Minor added that easement information should be reviewed by Planning Counsel and noted on the plan. When all comments are satisfactorily addressed approval can be granted.

O'Reilly Auto Enterprises Site Plan. Lake Road. 083.02-1-24.

Hayden Woods, Bohler Engineering, addressed the Board. He explained the project was informally before the Board a couple of months ago to discuss the proposed O'Reilly Auto Parts store that will be located between Aldi's and the Country Max on the corner of Duryea Drive and Lake Road.

The proposed building is 7,225 sq. ft. with 38 parking spaces, a dumpster enclosure, new sewer, water, gas, electric, dark sky compliant lighting. A SWPPP has been prepared as the project will disturb over an acre of land.

The plans have been submitted to MRB, County DRC, MCWA for review. The sanitary sewer connection location has been coordinated with the Highway Department. The plans have progressed quite a bit since the last meeting.

The proposed infiltration basins will help maintain the existing lay of land and promote green infrastructure and lawn area. Two of the four bays are required by NYSDEC.

Chairperson McAllister confirmed with the Board it was complete as submitted.

Moved by Mr. Hale, seconded by Mr. Dollard, that the O'Reilly Auto Parts Site Plan be accepted for review.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale – Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe – Aye

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Mr. Minor asked what road the front of the building faces to determine the address. Mr. Woods stated the property currently has a Lake Road address. Setbacks are determined by which road the front of the building faces. There is plenty of room for required setbacks from either road. Mr. Woods stated the proposed front of the building is in line with the front of Country Max and a little ahead of Aldi's.

Mr. Horschel confirmed with Mr. Woods that the westernmost driveway lines up with the Aldi's driveway. Mr. Rickman asked if the front access was an "in only." Mr. Woods stated initially it was, but the width was needed for truck access to the site, and it is now proposed as two-way access. Semi-truck deliveries will go in the front and out the front, which will be part of the Town Engineer's review.

Simone's Properties LLC Site Plan. 4740 Lake Road. 083.08-8-1.12

The Clerk updated the Board regarding this project after her phone call with Mr. Matt, Schultz Associates. He would like to return to the Planning Board after the ZBA hearing is held for requested variances. The Clerk added that a hearing can be scheduled after the Town Board meeting tomorrow as there is an appointment for a new ZBA member. The Board determined to table the project until March 31, 2025.

Moved by Mr. Hale, seconded by Mr. Minor, that the Simone's Properties LLC Site Plan be tabled until March 31, 2025.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

OTHER

Review Comments Request – Renewal Iroquois Rock Excavation Permit

Chairperson McAllister explained every year the Town Board issues a new mining permit for the stone quarry on Colby Street. The Town Board has asked the Planning Board if it has any objections or significant comments it would like to make relating to issuing a new mining permit.

The Board reviewed the information presented and agreed it had no comments for this year.

Request for Extension - Englerth Acres Site Plan

At the last meeting, Mr. Schultz stated he would investigate as to why this project is on hold after a conditional final approval was granted June 10, 2024. There is a request before the Board tonight for a 90-day extension for this project.

The Board discussed the project and determined that one additional 90-day extension be granted and if still not completed at the end of the extension, the project will be rescinded without prejudice.

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Moved by Mr. Minor, seconded by Mr. Rickman, that the Englerth Acres Site Plan be extended until April 10, 2025, with no additional extensions granted and the project rescinded without prejudice if not completed by April 10, 2025.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

Moved by Mr. Hale, seconded by Mr. Dollard, to adjourn the meeting at 7:50 p.m.

Chairperson McAllister - Aye
Mr. Dollard - Aye
Mr. Hale - Aye
Mr. Horschel - Aye
Mr. Minor - Aye
Mr. Rickman - Aye
Mr. Sharpe - Aye

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk