

**TOWN OF SWEDEN
Planning Board Minutes
March 10, 2025**

A regular meeting of the Town of Sweden Planning Board was held on Monday, March 10, 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; Peter Sharpe.

Absent: Wayne Rickman; Nat O. Lester, III, Planning Counsel – Excused.

Also present: James Oberst, P.E., MRB, Town Engineer; Hayden Woods and Randy Bebout, Bohler Engineering.

Acting Chairperson Hale 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. Sharpe, that the minutes of February 24, 2025, be approved.

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

Chairperson McAllister arrived.

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

Chairperson McAllister asked for an update from Mr. Oberst. Mr. Oberst received revised plans last Wednesday and comments from his February 12 letter were addressed. Another review letter was mailed today with minor revisions, but no showstoppers. Mr. Oberst would like to be updated with the status of the easements on site and how they will be managed and infiltration testing once the ground thaws enough to complete drainage calculations.

Hayden Woods, Bohler Engineering, addressed the Board. He agreed with Mr. Oberst and will address his comments; there is nothing that cannot be resolved. Mr. Woods had a conversation today with Planning Counsel Lester regarding the easements. They discussed the Town of Sweden 20 ft. easement and agreed that it was for the Town of Sweden watermain, owned originally by the Town, taken over now by MCWA. Mr. Oberst will review the sign easement to make sure it is what the Town allows. An application was made to MCWA and approved; Mr. Woods is currently working through approval of the backflow. An application was submitted to Monroe County Pure Waters for approval of the sanitary sewer. The Highway Superintendent's review comments have been addressed; waiting to hear if responses are satisfactory. MCDRC review comments have all been addressed and an application made to MCDOT for jurisdictional requirements; there are none as the project is under the State's jurisdiction. Approval for the truck turning radius was received from the Fire Marshal last week.

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Mr. Woods asked the Board if it had any additional questions, comments, or concerns.

Mr. Minor asked what type of directional signage is proposed. Mr. Woods stated only directional asphalt striping is proposed, no stop signs. He added that handicap parking signs, ADA requirements, are proposed. The only parking area that will be signed is the ADA access aisle. Striped areas on the asphalt have been provided for access and turning movements for the cars. Mr. Minor confirmed with Mr. Woods that there is no striping by the dealer door.

Mr. Oberst confirmed with Mr. Woods that on the south side of the building there is a loading dock and asked if the Town has any objection to its facing the road. Chairperson McAllister commented that loading docks should not face the highway, however, Aldi's across the street is facing north, setting a precedent.

Mr. Minor asked if there was a curb to step up to the sidewalk or bollards in front of the parking spaces facing the building. Mr. Woods explained there is a six-inch curb along the sidewalk and there are wheel stops to prevent cars from crashing into the building. Bollards are proposed for ADA spaces to provide building protection.

Chairperson McAllister confirmed with Mr. Woods that the building is made by Butler and has panelized metal channel sides. Mr. Wood added the dumpster enclosure is made of Trex material and a wooden gate that looks like it has metal panel siding and painted to match the building.

Mr. Minor asked if there is a possibility for a future sidewalk. Mr. Woods stated there is a large drainage ditch on Lake Road as well as a lot of utilities and the stormwater infiltration basins. To install a sidewalk in the future it would be quite a lot of earthwork. Mr. Minor was thinking like ten to fifteen years down the road when the area got busier. The Board discussed the existing sidewalks on Lake Road.

Mr. Dollard asked if there were pedestrian crosswalks going across Rte. 19. Mr. Sharpe stated that there was striping although faded.

Mr. Woods concluded that from a pedestrian safety perspective adding another crosswalk on Duryea Drive would not be the best option with the opportunity to use the sidewalk along the east side and then cross Rte. 19.

Chairperson McAllister stated Planning Counsel Lester will need to review and approve the easements. Mr. Oberst had no objection to a conditional final approval.

Chairperson McAllister asked if there were any more questions, comments, or concerns. There were none.

Moved by Mr. Hale, seconded by Mr. Horschel,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the O'Reilly Auto Enterprises Site Plan, located on Lake Road, which was accepted for review on January 27, 2025, and

WHEREAS, a public hearing was held by the Planning Board on February 24, 2025, and all persons wishing to be heard were heard, 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, Fire Marshal, Highway Superintendent, 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 pursuant to the SEQRA Regulations [6 NYCRR §617.6 (b)], and determines that the O'Reilly Auto Enterprises 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 O'Reilly Auto Enterprises Site Plan be approved, contingent upon easements are reviewed and approved by Planning Counsel Lester, all signatures are obtained, and the Chairperson be authorized to sign.

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

Moved by Mr. Hale, seconded by Mr. Dollard, to adjourn the meeting at 7:45 p.m.

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

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk