

**TOWN OF SWEDEN
Planning Board Minutes
April 22, 2024**

A regular meeting of the Town of Sweden Planning Board was held on Monday, April 22, 2024, at the Sweden Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

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

Absent: David Hale

Also present: Nat O. Lester, III, Planning Counsel; James Oberst, P.E., MRB, Town Engineer; Lyle Stirk, Building Inspector; Randy Bebout, Bohler Engineering; David Matt, Schultz Associates; Travis D'Amico, BL Companies; Anthony Gizzie; Matt Lester; Ed Englerth; Steve Licciardello; Robert Laviano; Michele Johnson, Alan Adams.

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. Strabel, that the minutes of March 25, 2024, be approved.

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

Moved by Mr. Dollard, seconded by Mr. Strabel, that the regular meeting be adjourned to the public hearing.

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

The public hearing began at 7:02 p.m.

Chairman McAllister explained there are three public hearings tonight, Mavis Discount Tire Store Site Plan, Serenity Acres Resubdivision, and Villas 2 at Brandon Woods Section 2 Amended Site Plan.

Mavis Discount Tire Store Site Plan – Lot 1. 6635 Fourth Section Road. 083.02-1-13.1.

Travis D'Amico, BL Companies, addressed the Board. He was here March 11 and in December to present the project.

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Mr. Strabel asked if there was anyone present from the public. There were none.

Serentiy Acres Resubdivision. 515 Root Road. 114.03-1-12.

Dave Matt, Schultz Associates, addressed the Board. He explained this is the creation of a lot on the corner of Root Road and Covell Road. The existing parcel is just under twenty-one acres and the new lot will be six acres.

Chairman McAllister asked if there was anyone present with questions, comments, or concerns. There were none.

Villas 2 at Brandon Woods – Section 2 Amended Site Plan. 31 Wood Trace/Etna Trail. 084.01-1-14.117.

Dave Matt, Schultz Associates, addressed the Board. He explained this is an amended site plan to show a secondary fire access road. The project was previously before the Board earlier in the year for generally the same thing. In February the applicant was granted a variance from the State Variance Board essentially allowing the proposed access road to serve as a secondary fire access road even though it does not meet all of the requirements for a secondary fire access road.

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

Moved by Mr. Sharpe, seconded by Mr. Strabel, to adjourn the public hearing to the regular meeting.

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

The public hearing ended at 7:07 p.m.

Englerth Acres Site Plan. 5230 Redman Road. 083.03-1-5.11.

Dave Matt, Schultz Associates, addressed the Board. He explained this application is for a single-family home on the bend of Redman Road just south of Rte. 31. Percolation tests were done in November of last year with fast times and good sandy soil. The property will be serviced by public water.

Moved by Mr. Rickman, seconded by Mr. Minor, that the Englerth Acres Site Plan be accepted for review.

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

The public hearing will be June 10, 2024.

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Ledgedale Airpark Amended Site Plan. 21 Eisenhower Drive. 084.04-1-25.002/A.

Michele Johnson, Ledgedale Airpark, addressed the Board. She explained the proposed plan is to set up a trailer for airport offices at Ledgedale Airpark. Ms. Johnson distributed a specification sheet for the office trailer to the Board.

The Board reviewed the application, plan, and specification sheet for the office trailer.

Moved by Mr. Strabel, seconded by Mr. Sharpe, that the Ledgedale Airpark Amended Site Plan be accepted for review.

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

The public hearing will be June 10, 2024.

Quick Serve Restaurant Site Plan. 4871 Lake Road. 083.02-1-19.

Chairman McAllister asked Mr. Oberst for an update on this project. Mr. Oberst stated revised plans were received last week. The majority of the site plan comments have been addressed and the updated SWPPP still needs to be reviewed. The project is in pretty good shape, plan-wise.

Chairman McAllister asked if Mr. Oberst had seen any of the information sent to the NYSDOT relative to the traffic study. Mr. Oberst only received the NYSDOT response letter included in tonight's submission. The response letter stated after looking at the traffic study, there would be no impact to the intersection.

Chairman McAllister would like to see the traffic study provided to NYSDOT which resulted in no impact. Mr. Oberst added that NYSDOT requested the striping be modified on Fourth Section Road.

Mr. Strabel stated relative to the variances requested, it was determined that the canopy is part of the building setback requirement per the definition of a building structure. The public hearing for the Zoning Board of Appeals hearing is May 9; five area variances are being requested.

Mr. Strabel asked if there has been any action taken with the Hampton Inn for a cross-access agreement and additional parking for employees.

Randy Bebout, Bohler Engineering, addressed the Board. He explained the applicant had a discussion with Mr. Jett Mehta of the Hampton Inn. Mr. Mehta is not interested in a cross-access connection because he is concerned about traffic going through his site. He is amenable to providing additional parking for the restaurant.

Mr. Bebout clarified that the response letter from NYSDOT did not request the righthand turn lane be extended to Tim Hortons. Mr. Oberst added his understanding of NYSDOT's concern is that the eastbound turn lane is greater than twelve feet and that the turn lane should be a consistent twelve feet from the Wegmans light all the

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way to the intersection. Mr. Bebout agreed and that the NYSDOT wants to narrow the lane to keep people in the turn lane so drivers do not have to go around cars. Mr. Minor confirmed with Mr. Bebout that the response letter stated the turn lane should be narrowed with striping only.

Chairman McAllister asked if any soil testing was completed for contamination. Mr. Bebout stated yes by Geotech. Mr. Bebout stated there was no contamination noted in the report. The stormwater design was changed from infiltration to treating water quality on the surface, still utilizing an underground detention system for storage and volume.

Mr. Bebout acknowledged that all of Mr. Oberst's review comments have been adequately addressed and that the next step is the Zoning Board of Appeals. Mr. Bebout will also provide a copy of the traffic study.

Mr. Minor checked with Planning Counsel Lester to see if he had received any cross-access agreements. Counsel Lester stated not at this time. Mr. Minor stated the cross-access agreement with WellNow will have to be reviewed by Planning Counsel Lester. Chairman McAllister confirmed with Planning Counsel Lester that the cross-access easement agreement and ZBA variance approval will have to be in place prior to the Board's final approval. Mr. Bebout understood.

Mr. Minor asked for clarification regarding no more parking on the east side of the bigger building. Is that correct? Mr. Bebout stated there are existing parallel parking spaces, which allow for enough room for two cars to pass. Mr. Rickman asked if there would be directions on the pavement to show how to travel. Mr. Bebout will show pavement arrows on the plan.

Mr. Strabel stated the big concern is customers leaving the site and heading north. Mr. Bebout explained the highlights of the traffic study which included the review of the five intersections. The five intersections are Rte. 31 and Rte. 19, Rte. 31 and the WellNow driveway, Rte. 31 and the Wegmans driveway, Rte. 31 and the Sweden Corners Plaza driveway, Rte.19 and Sweden Plaza/Duryea driveway. For normal peak hours, the study documents that there are sufficient gaps for cars to exit, while sometimes during peak hours, traffic will back up. The level of service for the intersections studied, and for all the peak hours, remained the same or for a couple instances dropped one level or letter. Chairman McAllister stated with a previous study completed, the whole intersection was a D. Mr. Bebout stated in the traffic study, the only recommendation was that the green signal on the westbound and Rte. 31 intersection be adjusted to a one hundred-second green cycle which is what the eastbound is at for only Saturday peak time. The signal is already adjusted for the weekday peak time. Chairman McAllister asked on a day when peak traffic is lower, does the signal cycle need to be lengthened? Saturday is not a peak traffic time for the intersection even though Wegmans traffic is high on Saturday and Sunday. Mr. Bebout concluded that was the only recommendation to come from the traffic study besides moving the striping.

Mr. Strabel concurred that traffic is a major issue for this project and noted that the Board does not have full say as the roads are New York State roads. Mr. Bebout agreed and appreciates the concern, but the driveway cannot be moved farther south as the neighbor does not want to provide a cross-access easement and the NYSDOT has reviewed the plan which states it will work.

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Serenity Acres Resubdivision. 515 Root Road. 114.03-1-12.

The Board continued to review this application.

Chairman McAllister asked if Mr. Oberst was all set. Mr. Matt gave a copy of the revised plan to Mr. Oberst for review. Mr. Oberst had no further comments.

Chairman McAllister asked if there were any additional comments, questions, or concerns.

Mr. Strabel asked where the existing septic system is located. Mr. Matt stated directly behind the house, labeled as the reputed leach field.

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

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Serenity Acres Resubdivision, located at 515 Root Road, which was accepted for review on March 25, 2024, and

WHEREAS, a public hearing was held by the Planning Board on April 22, 2024, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of the Town Engineer, Highway Superintendent, 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 Serenity Acres Resubdivision is an unlisted action, which will not have a significant impact on the environment and grants Preliminary Approval, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final hearing be waived and the Serenity Acres Resubdivision be granted final approval contingent upon obtaining all required signatures, and the Chairman be authorized to sign the mylar.

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

Villas 2 at Brandon Woods – Section 2 Amended Site Plan. 31 Wood Trace/Etna Trail. 084.01-1-14.117.

Chairman McAllister stated the Board was not ready to move further with this application as the State Board variance decision transcript is still being reviewed.

Mr. Matt asked if there was specific information the Board was looking for that he could provide. Chairman McAllister stated not at this time as the Board needs to complete its review of the information already provided.

The application will be added to the next meeting agenda scheduled for May 13, 2024.

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

The Clerk distributed copies of the completed Part 2 of SEQRA for the Board and the Town Engineer to review. Mr. Oberst stated he reviewed it and agrees with it.

Mr. Strabel asked if the site has been delineated. Mr. Matt stated yes, multiple times, including the entire property, wetlands, the channel that the bridge jumps over, and north of the bridge. Chairman McAllister added that the ACOE reported that the issue was the bridge and because it would not impact the wetlands, the ACOE did not need to issue a permit.

**TOWN OF SWEDEN PLANNING BOARD RESOLUTION
OWENS ROAD SELF STORAGE SUBDIVISION AND SITE PLAN - PHASE 1
SEQRA – DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE**

Moved by Mr. Strabel, Seconded by Mr. Sharpe,

WHEREAS, the Town of Sweden Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action to be a Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQRA) Regulations; and

WHEREAS, on December 11, 2023, the Planning Board accepted for review the application of the Owens Road Self Storage Subdivision and Site Plan – Phase 1; and

WHEREAS, on January 8, 2024, the Planning Board declared its intent to be Lead Agency for the Owens Road Self Storage Subdivision and Site Plan – Phase 1; and

WHEREAS, on January 22, 2024, the Planning Board held a public hearing for the Owens Road Self Storage Subdivision and Site Plan – Phase 1; and

WHEREAS, on February 26, 2024, the Planning Board designated itself as Lead Agency for the Owens Road Self Storage Subdivision and Site Plan – Phase 1; and

WHEREAS, the Planning Board on April 22, 2024, has reviewed and accepted the completed Full Environmental Assessment Form Parts 1, 2, and 3 including any supporting information on the Action prepared by the MRB Group (Town Engineer); and

WHEREAS, the Planning Board has completed the coordinated review and public comment period provided for under the SEQRA Regulations; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQRA Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

NOW THEREFORE BE IT RESOLVED, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

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NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Planning Board Chair is hereby directed to sign the Full Environmental Assessment Form (EAF) Part 3, the Negative Declaration, as evidence of the Planning Board determination of environmental non-significance.

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

Dated: April 22, 2024

Mr. Matt asked if the Board was ready to grant final approval for subdivision and site plan. Mr. Oberst stated for the most part, but there are a couple of notes to be added to the plan regarding the bridge plan for the attention of the Building Department when issuing a permit. Also, there is the outstanding issue whether sprinklers are required, which would have to be worked out with the Building Department.

Mr. Strabel asked if Fire Marshal Stirk had any comments. Mr. Stirk commented he has not had a chance to look at the plan. Mr. Strabel will need to know if sprinklers are proposed for all the buildings. Mr. Matt stated it is not shown yet on the plan as the fire code for storage units is worded that the main multi-unit buildings are too small to trigger sprinklers and the larger buildings have a threshold of a minimum of 12,000 ft. before sprinklers are required. Mr. Strabel would need to know if this is for S1 or S2 storage because there is a significant difference. Mr. Strabel believes all self-storage is S1. Mr. Matt cannot recall but referred to an email that was sent out regarding this, which Mr. Strabel responded to.

Mr. Strabel will have to go back and determine what the fire code states regarding the differences between S1 and S2 storage. The difference is whether commercial vehicles are stored in the units. Mr. Matt stated that if commercial vehicles are stored in the larger units, it would trigger sprinklers. If there is a restriction that commercial vehicles cannot be stored in the larger units, then sprinklers would not be required. He noted that if sprinklers are needed, water service is available. Mr. Strabel confirmed with Mr. Matt that hydrants off a private RPZ are back there. Mr. Matt added that the plan shows a private water main for the hydrants.

Mr. Strabel will require more information to decide. It will have to be discussed with the Fire Marshal as well as Mr. Strabel as he is the commercial building inspector too.

Chairman McAllister asked for clarification from Mr. Oberst regarding a concern by NYSDOT for outside storage of motor vehicles being a hot spot. Mr. Oberst stated there are protocols that need to be followed as outlined in the SWPPP.

Mr. Matt stated the outdoor storage has been moved away from the isolated hill area so that all the runoff goes into the pond after all stormwater measures are completed.

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Mr. Minor questioned the security of the self-storage units because where the applicant's property ends and the property to the west and south will be the new apartments. What will be between the two, a fence? Mr. Matt stated there is 100 ft. of significant vegetation, a 12 ft. drop, and a fence around the self-storage units. Roger Brandt, Rochester Cornerstone Group, added that the security fence around the existing facility has worked well with no breaches.

Moved by Mr. Strabel, seconded by Mr. Dollard, to adjourn the meeting.

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

Respectfully submitted,
Phyllis Brudz, Planning Board Clerk