Planning Board
10/7/2026

Present: Mark Humbert, Lynne Owens, Greg Peck, Kevin Jason, Heather Luther, Paul Fordham, Richard Wigfield, Dave Ortiz, Samuel Ortiz, Amanda Durham, Aubrey Palmer, Mark Anthony, Brent Johnstone, Joanne Pierce, David Becker, Dennis Wigfield, Brandi Miller, Laurie Jock, Ritchie Jock, Carol Sheffield.

Mark Humbert – Acting Chairman

July meeting minutes were not approved. Heather was absent in July; the planning board met to discuss rental law. Heather will ask Steve if he recorded minutes that night.

Lynne Owens made a motion to approve August and September meeting minutes, Kevin Jason seconded. All in favor.

14-26 Special Permit – Samuel Ortiz - Storage container – newly established address West of 10145 Glenmark Rd. Rd

Needs storage container to store belongings in while they build a house.

No questions from the board, no residents present, no letters or calls received.

Container is allowed on property for a period of 6 months with one renewal allowed.

Greg Peck made a motion to approve special permit 14-26 to allow a storage container on the property for 6 months with one renewal, Kevin Jason seconded. All in favor.

15-26 Special Permit – Brent Johnstone – Business Operation – 10298 Storage Ave

Background of Brent Johnstone – has been in the auto salvage business all his life. He has taken on several roles from sweeping floors, to operations manager. He was also President of the New York State, auto dismantling association. He currently runs a business in Ontario that he wishes to bring to the Storage Ave location.

Plan - all dismantling will be done indoors. The only outdoor part would be the storage of the cars.

Cars come into the building, fluids get drained, all the parts get warehoused, empty shell returns outside to the holding area, waiting to be taken for scrap.

Cars will not be stacked, public won't be able to see the cars in the holding area.

Roughly 2 to 5 times a day, a forklift will be used to transfer the cars back and forth from the back-holding area up to the building.

Annual inspections will not be an issue.

Property maintenance – landscaper has already been hired to care for the lawn and snow.

Hours of operation - 8 AM to 5 PM, any afterhours work will be exclusively inside and consist of tasks like cleaning, or preparing orders for the next day. There shouldn't be a need for equipment to run after hours unless of emergency.

Retail sales - Around 5% of sales are walk-in customers. About 60% of the business is supplying other auto salvage yards throughout the country. A truck loaded with engines, transmissions and other small parts travels to a hub in Buffalo 3-5 times per week. From there, the parts will get distributed to their next location. Other retail sales consist of an E-Bay store, online brokers and selling to every repair shop from Buffalo to Utica within our delivery area. The long-term plan for retail, is to open up a satellite store near Irondequoit.

Board Approved 10/14/2026

Why are you leaving Ontario? Renting the facility, and without going into too much detail, the salvage licenses are for the property, not on the person who applied.

Why out here in North Rose, on the side street in a residential area? It's an industrial property for the right price. It's very well set up for the business plan. There's already a 140 by 70 concrete slab with a cement berm all the way around that's ideal to put the cars on and it would contain anything that could potentially happen. Its centrally located from my residents and to my operating area of Buffalo to Utica.

Is a Pick and Pull operation where customers go out and dismantle on their own a long term goal for this area? No, customers tend to damage to much of the cars that we invest in and also for liability reasons.

Would you oversee the day-to-day operations here? Yes, this will be the only location. The hub in Buffalo is part of the PRP network and is shared with other recyclers throughout the area, we don't own it.

Lighting – there is a street light there now, I will be adding additional lighting on the building, and in the back-holding area along with cameras.

Water tower structure? It sits near the corner of the property and we would address it before the fencing goes up, if we decide to go that route. Neighbors present stated the structure is in their back yard.

Brent Johnstone presented several pictures that help to illustrate the vision for what the inside of the structure will look like, and explained what each section will be utilized for. When the cars enter the building, they will go into the dismantling shop for processing. All fluids get drained from the car and the lines get clamped off so there's no fluids leaking out in the holding area. The parts go through a washing system and get processed for inventory. The shell returns to the holding area and eventually gets hulled away for scrap.

The area in the back would be for recovered metals, and recovered fluids, waiting to be taken out. State regulations say 1,200 gallons of fluids can be stored without special permitting. He has never needed to have over the regulated amount stored. All of the used oil barrels sit on secondary containment platforms. Companies like Safety Clean, or oil reclaimed places come and take the fluids - antifreeze and the oil. The metals go to local scrap places. The rest of the building is warehouse.

Where are things like gasoline taken out? There is a special gas drill, made for the industry. It's got a spark proof bit; its air powered and goes underneath the car and drills through the bottom of the gas tank. The gas gets sucked out of the tank and it pumps it outside to a 500-gallon storage tank. The gas is used for the delivery truck. Once drained, we put a plug in the hole and its acceptable for the scrap yard.

We have an engine drain table that goes underneath the car and collects the fluids and drips during the dismantling process. It has a valve at the bottom, where it can be emptied into a bucket, and put it in the designated storage barrels. Safety Clean comes about every 2 months to take the barrels away. They are stored inside per DEC regulations.

A microbe parts washing system allows for parts to be washed while containing contaminated water. The containment unit separates out the dirt and other contaminates. The water flows into a tank with an air variation system that bubbles the water. Microbes live in there and eat oil. Once filled with 600 gallons of water it only needs to be changed every 2-3 years when the rust, and hard sludge builds up. During this process, Safety Clean comes and halls all the contaminates and water away.

The last section is the holding area. There's already a 140 x 70 concrete slab with an 8-inch berm all the way around. 90% of the lean-to is still strong. The front roof would be taken out and then repaired. The area underneath would hold incoming cars that need processing. The outside area will be used for cars that are processed waiting to go leave.

Did you check with the DEC if your allowed to do this as there are creeks and a pond back there? In order to apply for your New York State Dismantler's license there's several steps that need to take place. Step

one, town has to permit the usage. Step two; if the town permits usage, you apply with the New York State DMV for a dismantlers license. If the DMV approves the dismantlers, they contact The Department of Environmental Conservation (DEC) to come out and do a walkthrough of the property and facilities. The DEC has inspected my past operation which is identical to this proposal, and gave me a permanent waiver for any furture inspections from the DEC because I had zero outside impact. They didn't consider the cars in the parking lot any more of a risk than what there would be in shopping mall parking lot, as the cars are not worked on outside.

This property is zoned industrial

Building has been purchased and will close on October 31st

Would tires would be stored inside? Yes, your allowed to put 4 tires inside the car for scrap. Only the good tires would be stored, the bad would go for scrap.

When you're moving the cars out to the holding area, would you put them on some kind of a rack outside, or would you just put them on the ground? They would go on 4x4's or similar for ease of moving.

Would have a wall around your whole area? Yes, I've already been quoted for an 8-foot high, solid metal sided fence with 6 x 6s supporting it and a solid gate.

How many proposed local employees will you have? landscaper, 1 driver and within the next year maybe 2 more employees, local contractors as there is about $100,000 worth of work to be done to the building.

Several neighbors are present, we did receive one letter from a neighbor, they are present.

Concerns / questions from neighbors and community:

How many trucks are going back and forth? 2 or 3 tractor trailers a day to come to pick up inventory that's being shipped out. No heavy traffic beyond operating hours 8-5.

Water situation, we have to maintain our wells - There will be minimal water usage for toilets. We cannot hose the floors down.

Want to keep it a quiet street, we don't want to listen to tractor trailer trucks.

Concerns of Rift Raft coming in to steal parts – we already have rift raft in our town breaking into buildings

Can the board restrict tractor trailers to stay on Storage Avenue? Yes, there's really no need for the tractor trailers to go down Poplar St.

There's minimal vegetation in my back yard, and no vegetation on the side yard I amongst my neighbors will see everything.

Kids play all up and down the road all day.

What are the plans for the scale house? No use for it right now, in the future - possibly renovate it and make it a rentable location for another business.

Would the fence that just around where the cars are staying, or the whole property? The plan is to have a fence around the car holding area as well as a fence of some sort on the property line.

Property value will decrease dramatically because this is in my back yard.

How do you control when you bring in a vehicle that's wrecked that there's no spillage happening until you get it into the holding area?

What's the benefit going to be when the coal storage falls in on itself and nobody's there to pick that up? Or your children wander over to that building and he gets hurt in there. If a business comes into our town, the town will make money on it.

Brent Johnstone has given tours of his operation to elementary school kids. Modern auto dismantling facilities are highly regulated by the state DMV and DEC.

For the code officer - If this were to get approved, what list of things would you'd have to go through for him to do anything? I need to see DEC approval before he can work on buildings. He has to do permits for the contractors repairs and go through all the processes with the town as well. It's already zoned industrial, but there are other state considerations that will have to be met.

Concern over how that lighting will impact the neighbors? – I don't plan on a big light tower to light up the entire property, just lights up around the fence line. Light pollution laws will not allow his to cast light on other properties.

The existing lean-to and concrete slab from a building that fell down years ago is the location for the holding area in the current plans. I think everybody here would be happier if the holding area was farther away from the houses. – If the cars were stored anywhere else, it would be more intrusive, and be able to see them from the road. Where it's at now, there is a tree line and when we put up another fence is going to hide 90% of what's going on.

Where's the gas tank going? it would be outside the dismantling shop by the railroad track.

Speaking to the homeowners of the properties that boarder that property - What kind of screening is there now? Very little scrub brush in the back and nothing to the North.

What would you like to see there? Honestly, I would like not to have this business.

Let's assume the business is there, what would satisfy you? Not a Wilbert's style fencing. Brent Johnstone: I felt containing just the area where the cars are parked is a better look than a fence running the perimeter of the property. If the neighbors have a complaint with seeing things, then I will put up a perimeter fence.

Marshalls always did security runs to keep an eye on things, with this operation going on its going to attract all kinds of people, I know kids go back there and play. Brent Johnstone: The town won't allow for the scale house to become residential as its zoned industrial but Wayne County does have provision for employee housing, if I could convert that into employee housing, I would have an employee living in that building, but I have to get the business established first.

This man is going to have to follow more regulations with DEC, EPA, the town, the state, the county, then any of us can ever imagine. That place will be safe, we have code enforcement to make sure of it.

We wrote a comprehensive plan for the town that says this town is going to grow. Zoning has just been changed from town line to town line. The town needs to grow to survive.

The biggest thing I'm hearing is aesthetics. We have to come together and we have to compromise. if we can't get along, and if we can't come to solutions amongst ourselves, we're going to destroy ourselves.

What's the advantage to us for having that business here? You go from an abandoned building that's worth a couple hundred thousand dollars, to a vibrant business now that's worth, maybe a million dollars. The tax base grows and that keeps our individual taxes down. With a smaller tax base, the individuals have to make up the difference and our taxes go up.

If no one takes care of the building, it becomes the towns problem and could cost the town several thousand dollars if not more.

Brent Johnstone: Before the Marshalls even looked at the offer, they wanted to see my business plan, which was the same business plan that I submitted to the town. When they first heard that it was an auto salvage it was an automatic no, but then they did some research. They went on the website, looked at my current operation, talked to a couple of the customers. They were impressed by the business plan, found it very organized and thought out.

Chairman: Let's assume this business is going to be approved. What do we have to do to make it favorable to the neighbors? If he agrees to fix up the scale house, that improves the value of your property. In terms of the fence around the cars, that's essential to keep the kids out of there. I don't foresee we'll have a big problem with people coming into town just to grab his vehicles. He has to put up a fence that's appropriate to his operation. That can be screened in a way that you don't have to look at it. These are the things we should be thinking about. Trucks will be in and out between 12 and 5 so its limited.

Limit truck traffic to Storage Ave, put a wooden fence behind these people's properties, so the kids can't get over there, plant some arborvitaes in front of it

Could you put some type of iron gate there to close it off at night? The plan has a fence or chain type device across that the entrance. It will be closed off at night to keep people from driving onto the property.

Fence - The fence is more up to the people that live around there. Around the cars will be a meatal and the fence against the property line would be a wooden fence or a screen fence. Whatever they prefer as a buffer.

Lighting - not shining people's living rooms.

If this is approved, how long before it all goes into effect? The earliest maybe 6 months

Main business right now is going to the U-Pulls and gathering engine transmissions and bringing them back. It's just a warehouse operation that requires no permits.

How often are you checked in on? The way the operation is set up, the DEC themselves didn't feel the need. It's basically a parking lot. Code enforcement is always available to come investigate if you ever feel this operation is doing something they shouldn't be.

We do put a year revisit on all of our permits.

Board - Do you want to consider this tonight? Greg: would like more time to go over and walk the property, and see about moving the holding area. Kevin: ready to make a decision Lynne: Would like more time

Greg Peck made a motion to table discussion in order to gather information until Wednesday October 14, 2026, @ 7 PM Town of Rose. Kevin Jason Seconded, all in favor.

Lynne Owens made a motion to adjourn, Kevin Jason Seconded, all in favor.