

**REGULAR PLANNING BOARD MEETING
HELD AUGUST 7, 2007**

Present: Gary Bogner, Acting Chairman
Vincent DelGatto, Jr.
Judy Robinson
Daniel Cianfoni

Absent: Michael Chase

Others attending: Helen Frederick, Deborah Frederick, Carol & Frank Gorgonzola, Eile Richard Cirulli, Frank Corino, Jr., Joe Pullen, William Eddinger, Charles Goodberlet, Steve DeHond, Patrick Nicoletta, Alfred & Dorothy Ann Liberati, William D'Arduini, John Barry, Josh Allen, Rick Wolk, Matt Schaertel, Carol DelGatto, Billie Owens

Recording: Angela D'Arduini, Clerk/Treasurer

Acting Chairman Gary Bogner called the meeting to order at 7:05pm. The minutes from the July 3, 2007 were reviewed. A motion was made by Vincent DelGatto, Jr., seconded by Daniel Cianfoni to accept the minutes as written.

SHERBURNE DG LLC – DOLLAR GENERAL

Each of the board members received a copy of the final site plans for Dollar General to review prior to the meeting. Mr. Bogner stated that all comments issued by MRB dated (6/18/07) have been appropriately addressed. The DOT has signed off on the storm water management. Code Enforcement Officer Steven DeHond may now issue a building permit.

PADDOCKS OF FINGER LAKES APARTMENTS

MRB Group reviewed the submitted preliminary site plans for Paddocks of Finger Lakes Apartments dated 6/12/07. The Planning Board received a written report with several preliminary comments to be addressed. Pat Nicoletta from MRB Group attended the meeting to address these comments with Joseph Pullen, engineer for Paddock of Finger Lakes Apartments. Some of the issues are technical in nature and can be addressed when the final plans are reviewed. The following issues were discussed.

Pat Nicoletta: Will a Home Owners Association be created to ensure proper maintenance of the private driveway.?

Joseph Pullen: It will be maintained by a private corporation.

Pat Nicoletta: Buildings 3, 4, and 7 are very close to the wetlands and during construction the wetland boundary could be disturbed and a permit from the Army Corp of Engineer would be needed. Would the engineer consider moving the buildings north to avoid wetland disturbance?

Joseph Pullen: We are pretty confident that we can build without disturbing the wetlands. We can build right up to the boundary.

Pat Nicoletta: You have an easement over the private drive, but I do not see an easement over the water main.

Joseph Pullen: You can't actually see it because of the roadway right-of-way line, but it is there and we are going to extend it to the property line.

Pat Nicoletta: The sanitary sewer appears to be private. Is that the intent?

Joseph Pullen: It will all be private.

A discussion was held regarding whether the sewage treatment plant could accept the added sewage from the apartments. Mr. Pullen said they discussed this with Joint Sewer operator Brian Romeiser, and he gave them the green light. The sewage treatment plant has the capacity for this project. Ms. Robinson stated that the Village has engaged the professional engineering services of MRB Group for rehabilitation/expansion of the Joint Sewer System.

Pat Nicoletta: Have architectural drawings of the proposed structures been provided to the Village of Manchester Planning Board?

Joseph Pullen: There are a few things to finish before they are added to the preliminary architectural plans to be submitted to the Planning Board next week.

Mr. Nicoletta reminded the applicant that full conformance with current NYSDEC Phase 2 Storm Water Management regulations is required.

Judy Robinson had some concerns. She asked if a traffic study had been done. Mr. Pullen did not think traffic would be a problem. She also was concerned about buildings 5 & 6. Could they be turned to allow more privacy. Mr. Pullen replied they would not meet setbacks if the buildings were turned. Mr. Bogner asked if a berm is proposed behind the houses along with the pines. Mr. Pullen said only pines are proposed.

Mr. Nicoletta said that the traffic and wetlands issues would be covered through the SECOR process. A long form will be required for a project this size.

Mr. Bogner stated that no where on the plans is there a description of the water easement. Mr. Pullen said he would include a description. Debbie Frederick asked if the village would be responsible for laying and maintaining the water pipes. Mr. Bogner explained that the developers would be responsible for putting in the utilities and the hydrants and until such time they are done with it they will turn the line over to the village. If it were left in private ownership, they could open the hydrants anytime they wanted to.

Frank Corino asked how close the dedicated water line would be to his house. He said there wasn't much space between his house and the property line, only about 8 feet. Mr. Bogner explained that the water line is ten feet in from the property line. Mr. Corino said this is only 18 ft. from his house. Mr. Pullen said there is no set standard of keeping a water line away from your house.

There were no more comments to come before the board. The next step will be for Paddock of Finger Lakes Apartments to file the SECOR long form, address the proposed comments from MRB Group, and detail the water easements on the maps.

Developers John Barry and Josh Allen announced to the people in attendance that they will be holding an informational meeting at the end of the month at the Manchester Family Park. There will be an ad in the Daily Messenger announcing the date and time. They ask anyone in the village to come so they can answer any questions or concerns. Mr. Barry said that completed architectural plans, preliminary site plans and the long form SECOR will be ready for the next Planning Board meeting on September 4, 2007. Steve DeHond reminded the Planning Board that a special use permit will need to be granted for this project.

A public hearing will be scheduled for that date.

ROCHESTER INSULATED GLASS – BUILDING EXPANSION

Rick Wolk, Rochester Insulated Glass, submitted site plans for a proposed building expansion in July. Chairman Michael Chase requested that said plans be sent to village engineer Pat Nicoletta at MRB Group and Ontario County Planning Board for review.

Rick Wolk and Costich Engineering met with MRB Group on July 30, 2007. Mr. Wolk would like a permit for excavation and foundations as soon as possible. MRB Group reviewed the submitted site plans for the proposed Building Expansion at Rochester Insulated Glass, prepared by Costich Engineering, dated 6/29/07 and revised on 8/1/07.

In a letter to Planning Board Chairman Michael Chase, Pat Nicoletta, P.C. stated there are items that need to be addressed prior to issuance of a permit for excavation and foundations. This would be a limited permit and all outstanding items must be addressed before a full building permit could be issued.

(See items 1-10 in attached letter)

On August 2, 2007 an e-mail was received from the Ontario County Planning Board. They completed a review of the Rochester Insulated Glass expansion project and discover it is not required to be submitted to the County Planning Board for referral. This expansion does not meet any of the triggering criteria for referral to the County Planning Board. They asked that this referral be withdrawn to enable the Village review and approval process to proceed with the greatest efficiency and speed.

Rick Wolk approached the board. Pat Nicoletta said he talked with Costich Engineering today and they would be submitting updated site plans tomorrow addressing items 1 through 10.

If these items are addressed in the revised plans, Mr. Nicoletta said the permit for excavation and foundations can be issued tomorrow. Code Enforcement Officer Steve DeHond said he has been in contact with Costich and Mr. Nicoletta.

A motion was made by Vincent DelGatto, seconded by Daniel Cianfoni and carried unanimously to grant the limited building permit for excavation and foundations once the contingencies have been satisfied.

A motion was made to adjourn the meeting at 8:30 PM.

Respectfully submitted,

Angela D'Arduini
Clerk/Treasurer