

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
HELD AUGUST 07, 2012**

Present: Michael Chase, Chairman  
Judy Robinson  
John Schram  
Laurent Gurewitch

Absent: Vincent DelGatto, Jr.

Others Attending: Richard Cirulli, Pauline Sowa

Recording: Rita J. Gurewitch, Clerk

Chairman Chase called the meeting to order at 7:00 pm. The minutes from the July meeting were approved upon motion by Laurent Gurewitch, seconded by John Schram, unanimously approved.

**KISTNER MANCHESTER, LLC – 155 STATE STREET**

There continues to be a potential site plan application from Kistner Concrete Corp. The application is not complete at this time and Kistner has not purchased the property from Old Castle Precast. Chairman Chase explained the purpose of being a Lead Agency. Mr. Gurewitch stated that anything that is a concern to the village and is in the village, the Village of Manchester Planning Board should be lead agency. Ms. Robinson stated that they will need the land delineated for any wetlands.

Resolution of the Village of Manchester  
Planning Board  
SEQRA (State Environmental Quality Review Act)  
LEAD AGENCY

The following Resolution was offered by Mike Chase, who moved its

Adoption, seconded by Judy Robinson to wit:

WHEREAS, the Village of Manchester Planning Board (collectively, the “Planning Board” will potentially review a site plan application submitted by Kistner Manchester LLC / Kistner Concrete Products, Inc. (collectively, the “Company”) for site plan approval to operate a concrete precast business for its production, warehousing and distribution of its concrete precast products (the Action); and

WHEREAS, the Company has applied to the Ontario County Industrial Development Agency (collectively, the Agency), in connection with the acquisition of approximately 74 acres in the Village of Manchester (155 State Street) and 30 acres (land only) in the Town of Farmington, for the renovation, rehabilitation and equipping of an existing approximately 42,000 square foot building located in the Village of Manchester; and

WHEREAS, the proposed Action is subject to review pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, it is likely that the Village of Manchester Planning Board will serve as Lead Agency throughout the environmental review process incident to the review and implementation of the Action; and

WHEREAS, in order to aid the Planning Board in determining whether the Action may have a significant adverse effect on the environment, the Planning Board has caused to be prepared a Full Environmental Assessment Form (FULL EAF) for the Action; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of Manchester, Ontario County, New York, as follows:

1. The Planning Board of the Village of Manchester hereby declares its intention to act as Lead Agency for the purpose of conducting an environmental review under the State Environmental Quality Review Act (SEQRA) with regard to the proposed Action since the environmental, social and economic impacts of the proposed Action will primarily be of local significance.
2. The Planning Board of the Village of Manchester hereby declares its intention to consider the proposed Action as related Action for purposes of review under SEQRA.
3. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Chairman to execute and date the Full Environmental Assessment Form for the proposed Action.
4. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Chairman to forward a copy of the Full Environmental Assessment Form for the Action, together with a copy of this Resolution, to the Involved and Interested Agencies identified on the List attached hereto with the request that said Agencies notify the Village of Manchester Planning Board if they have any objection to or comments concerning the Planning Board acting as Lead Agency in this matter.
5. The Planning Board of the Village of Manchester hereby directs the Village Clerk to maintain for public inspection a file containing a copy of this Resolution, the Full EAF's, all other submissions to date and all further communications or correspondence which the Planning Board may receive concerning this matter from other interested agencies or parties.

This Resolution shall take effect immediately.

The above resolution was put to a roll call vote, which resulted as follows:

Michael Chase	VOTED	“AYE”
Judy Robinson	VOTED	“AYE”
Vincent DelGatto	VOTED	ABSENT
John Schram	VOTED	“AYE”
Laurent Gurewitch	VOTED	“AYE”

The resolution was thereupon declared duly adopted.

Chairman Chase asked the clerk to request a copy of Kistner's application from the Ontario County Industrial Development Agency (IDA). He also asked that the members take all the information gathered so far to be taken home to review and bring questions to the next meeting.

At this time Mr. Cirulli voiced his concerns are the concrete company. He feels that when they come into the village that they must maintain reasonable hours. Not too early or late. He would like to see 6 am to no later than 6 in the evening. He also feels that the village should retain a bond while they are in operations to cover any mess left when the property is abandoned. The village should include a provision to clean up the property. Mr. Cirulli would like the village to mandate high insurance liability coverage.

Ms. Sowa expressed her concerns about cement dust and that when Spancrete and Old Castle were operating the dust was terrible. She is concerned about everyone breathing in the dust, especially children, and feels it will be a cancer risk. She has researched concrete plants and there are no plants located near villages.

Ms. Robinson informed Mr. Cirulli that it is too early to address these issues as there is no completed application to even start the process. She also stated that air quality is controlled by the Department of Environmental Conservation (DEC).

Chairman Chase reassured Mr. Cirulli and Ms. Sowa that the Planning will be going over all their concerns when the completed application has been officially submitted. He reiterated that nothing is official at this time. Chairman Chase went on to say that it is good that they are here at the meeting showing concern for the community and that the Planning Board meets on the first Tuesday of each month at 7:00 pm for them to attend.

Meeting adjourned at 7:49 pm.

The next Regular Planning Board meeting will be Tuesday, September 04, 2012 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer