

**VILLAGE OF MANCHESTER
PUBLIC HEARING AND
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
AUGUST 04, 2015**

Present: Michael Chase, Chairman
Sean Schumacher
Vincent DelGatto, Jr
Laurent Gurewitch

Absent: Judy Robinson

Others Attending: Lowell Dewey, C & S Engineers, Inc.; Melissa Kiefer, Chris Main, Old Castle Lawn and Garden, Inc.; Sean Gallivan, Green Renewables; Anthony Cirulli, Richard Cirulli, Michael Buttaccio, Pauline Sowa, Marlene DeGloma; Scott Stanton, DASCOSigns (Dunkin Donuts); Dolores Tarzia, George Davis, Jennifer Davis, Fran & Mike Insalaco.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

PUBLIC HEARING

Chairman Chase opened the public hearing at 7:00 pm. The clerk read the hearing notice that was posted in the Daily Messenger on July 22, 2015 that the planning board is to consider site plan approval for Oldcastle Lawn and Garden, Inc., at 155 State Street to use the site for manufacturing of mulch and soil products.

Lowell Dewey, engineer for Oldcastle Lawn & Garden, Inc. (a subsidiary of Oldcastle Precast, Inc.), started with a presentation on using the existing large facility and it will be essentially staying as it is. He reported that they have addressed the County Planning Board (CPB) comments and they will be reviewing it at this month's meeting. Mr. Dewey was in contact with the Town of Farmington Planning Board and they will not be reviewing their site plan as no activity is on their land.

Mr. Dewey stated that all trucks will be turning left when leaving their facility and utilizing Route 96 and not State Street for egress and ingress. There will be no drainage changes. They will be using the existing lighting that is downward facing.

Hours will be variable due to having a peak season. Typically early morning to afternoon, then second shift to 11:00 pm.

Materials temporary storage and a weigh station. Back-up "beeps" will be replaced with an air "hiss". No chemicals are added. The mulch will be made inside the building not outside. Stockpiles will be behind the building.

Chris Main addressed the public and thanked Richard Cirulli and Pauline Sowa for their input into their project.

Mr. Main said that all trucks coming in will always be going forward. It will be a loop on the grounds and no truck will ever back up. Loaders and fork trucks have been modified from a beep to a hiss. Grinding is the biggest noise. The grinding equipment has been moved behind three walls and it is done inside. This is their only inside plant. No chemicals are used, it's all natural and the smell is wood smell.

The majority of the grinding will be done on the day shift, bagging will be done at night.

R. Cirulli – Can you move the driveway farther to the west at some time in the future?

C. Main – No trucks are to use air breaks.

R. Cirulli – Before adding second shift, we should see how much noise there will be.

C. Main – The busy season is February to June. After that the plant quiets down.

R. Cirulli – Noise will come out the overhead doors. Are you going to leave the doors open?

C. Main – Just to go in and out. Grinding will be in the back, bagging is quiet. The windows are broken in the back, we'll have to check with code enforcement about boarding them up. We'll be installing camera's and a alarm system.

J. Davis – What are your hours of operation?

C. Main – 7:00 am to 4:00 pm slow season and 6:00 am to 11:00 pm in the busy season (Feb – June).

M. DeGloma – What size trucks are you using? C. Main – mostly regular flatbed trucks

M. Insalaco – Will you be using trains? C. Main – mostly trucks

P. Sowa – How many trucks? C. Main – 40 trucks approximately. Product stays on site until June.

R. Cirulli – Noise is my only concern. C. Main – we have an internal facility. Clean up of Oldcastle Precast was louder that what we'll be doing.

M. Buttaccio – Do you use your own trucks or contractors? C. Main – A combination. All traffic is given written directions with the job. We want a good relationship with our neighbors. Please give us feedback. Once we are settled in we will have an open house.

M. DeGloma stated she saw kids go down Bennett Ave toward the berm and not come back up the street and M. Insalaco asked if he could buy his mulch there directly.

J. Davis – Will they work weekends? C. Main – Will try not to. Precast is noiser.

F. Insalaco – Truck dust was an issue before. C. Main – We don't make cement. It shouldn't be an issue.

M. Insalaco – Will there be any by-product? C. Main – No. We use it all.

P. Sowa – Any chemicals? C. Main – No chemicals.

F. Insalaco – Will you do a job fair? C. Main – Absolutely. Should employ 12 – 30 people and have an open house.

M. DeGloma – When do you plan to open? C. Main – September

Melissa Kiefer is in charge of safety and exchanged her number with local residents.

Chairman Chase asked if there were any further comments. No response.

Chairman Chase closed the public hearing at 7:36 pm.

REGULAR MEETING

Present: Michael Chase, Chairman
Sean Schumacher
Vincent DelGatto, Jr
Laurent Gurewitch

Absent: Judy Robinson

Others Attending: Lowell Dewey, C & S Engineers, Inc.; Melissa Kiefer, Chris Main, Old Castle Lawn and Garden, Inc.; Sean Gallivan, Green Renewables; Anthony Cirulli, Richard Cirulli, Michael Buttaccio, Pauline Sowa, Marlene DeGloma; Scott Stanton, DASCOS Signs (Dunkin Donuts); Dolores Tarzia, George Davis, Jennifer Davis, Fran & Mike Insalaco.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:37 pm.

A motion was made by V. DelGatto, seconded by L. Gurewitch to accept the minutes from the July meeting, voted on and carried unanimously.

DASCO SIGNS – DUNKIN DONUTS

Dasco Signs applied for signage at 4127 Route 96 for the new Dunkin Donuts that is being constructed at this time.

Variations were needed to proceed and were received from the Zoning Board of Appeals on 7/30/15. Sign 1: 8’x4’ (32 sq ft) pylon sign with a height of 20’ – received variance for square footage, height allowable to 20 feet. LED internal lighting. 15’ from the right of way.

Sign 2: 3 piece wall sign internal illumination – allowable per Village Code 100-74-F.

Sign 3: 12” x 24” Directional signage x3 allowable up to 2 sq ft.

Sign 4: 62” x78.5” Drive Thru menu board – over 24 sq ft – received variance

Sign 5: Speaker canopy – “Order Here”, Clearance Height

Sign 6: Vehicle height detector

After reviewing the signage, a motion was made by V. DelGatto to approve the sign application as submitted, as all necessary variances were received, seconded by S. Schumacher, voted on and unanimously carried.

OLDCASTLE LAWN & GARDEN, INC. – 155 STATE STREET

The clerk read a letter from the Town of Farmington Planning Board stating they have no objection to the Village of Manchester Planning Board being designated the lead agency for this application. There is no proposed development within the Town of Farmington portion of this project.

The Manchester Fire Department reviewed the plans submitted and their only comment was that the fire hydrant shown on the plans must be a working hydrant. The Department of Public Works Supervisor stated previously that it is a working hydrant.

A Full Environmental Assessment Form was submitted. The board proceeded in the State Environmental Review (SEQR).

L. Gurewitch introduced the following NEGATIVE DECLARATION resolution, seconded by V. DelGatto who moved its adoption:

WHEREAS: In accordance with Section 8-0113 Article 8 of the New York Environmental Conservation Law, the Planning Board of the Village of Manchester has conducted an initial review to determine whether the Oldcastle Lawn & Garden project may have a significant affect on the environment, and;

WHEREAS: The Planning Board has compared the application and plans submitted with the criteria set forth in Part 617.7 of the Regulations, and;

NOW, THEREFORE, BE RESOLVED, The Planning Board of the Village of Manchester, as lead agency, has determined on the basis of that review that (1) The proposed project constitutes an “Unlisted Action” since it has not been classified as a Type I Action or a Type II, and (2) that the proposed action described will not have a significant environmental impact and an Environmental Impact Statement will not be prepared.

The above resolution was put to roll call vote, which resulted in the following:

Michael Chase	Voting	“AYE”
Judy Robinson		ABSENT
Vincent DelGatto	Voting	“AYE”
Sean Schumacher	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”

The resolution was thereupon declared duly adopted.

S. Schumacher then made a motion to give Oldcastle Lawn & Garden, Inc., preliminary site plan approval contingent upon Ontario County Planning Board comments, seconded by V. DelGatto and put to roll call vote as follows:

Michael Chase	Voting	“AYE”
Judy Robinson		ABSENT
Vincent DelGatto	Voting	“AYE”
Sean Schumacher	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”

The motion was duly carried.

SANFORD INDUSTRIAL CONTRACTOR’S – 49 N MAIN STREET

The Planning Board requested that the Zoning Board of Appeals review Section 100-35 Commercial-I Permitted Uses and give an interpretation if Sanford Industrial Contractors, Inc. is a permitted use in a C-I district.

The following is a portion of the minutes of the Zoning Board of Appeals meeting on July 30, 2015 at 7:00 pm:

Chairman Muscolino called the public hearing to order at 7:00 pm. He stated that this hearing was called to ask the Zoning Board of Appeals to interpret Village Code § 100-35 for the planning board regarding Sanford Industrial Contractors use of the building and property at 49 North Main Street. Chairman Muscolino stated the business has the name Industrial but it doesn’t mean it will be Industrial in use.

Chairman Muscolino read from the Planning dictionary regarding Commercial District. (see attachment #1).

Chairman Muscolino stated that the planning board was under the impression that Mr. Sanford was going to produce something but it was not clear what he was going to do. Chairman Muscolino made an addendum to the planning board application with Mr. Sanford. (see attachment #2).

It was decided by a unanimous vote that Sanford Industrial Contractors warehousing is a permitted use in a C1 district.

Mr. Sanford was not present at tonight’s meeting. The site plan review has been halted until engineer site plans and a Short Environmental Review Form are submitted.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer