

**REGULAR PLANNING BOARD MEETING
HELD DECEMBER 05, 2006**

Present: Gary Bogner, Chairman
Sean Schumacher, Co-Chairman
Michael Chase
Vincent DelGatto, Jr.
Judy Robinson, Alternate

Absent: Dan Cianfoni

Others attending: Doug Burton, Don Eastman, Gwen Hasenauer, Laura Smith, Dominic Lisi

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:05pm. The minutes from the November 07, 2006 were reviewed. A motion was made by Mr. DelGatto, seconded by Mr. Schumacher, to accept the minutes as written. Unanimously carried.

Red Jacket students Gwen Hasenaur and Laura Smith are attending this meeting for their Participation in Government class.

A discussion ensued on the topic of possible getting General Code to develop a CD for the Codes of the Village of Manchester and also to have access online. Sean Schumacher will look into this possibility and address the Village Board.

Judy Robinson took the Oath of Office to become an alternate member of the Planning Board.

DOLLAR GENERAL – SOUTH MAIN STREET

Dominic Lisi, of James Henry Construction, distributed a sketch plan and projected elevations for the proposed site of a Dollar General Retail Store on the corner of Merrick Circle (aka Railroad Ave) and South Main Street. The property is currently owned by Douglas Burton.

Chairman Bogner stated that Zoning changes would have to be addressed. The parcel is currently split with commercial and residential. Mr. Lisi will have to approach the Village Board with a request to change the zoning to all commercial. The dwelling on location cannot be land locked. Documentation will have to be presented to show driveway access for the rear dwelling.

Concerns were addressed about the appearance of the building and the landscaping. All favored a different look than those Dollar General's in the area. Mr. Lisi gave assurances of working together to come to an agreement.

Mr. Schumacher noted that the parking on the sketch plan was in excess. Only on parking space was needed per 200 square feet. The plan shows 16 more than needed with some overlapping set back lines. A preference was unanimously agreed upon to have the 70' by 130' building presented with the 130 feet facing Route 21. Need to work out setbacks and map.

Entrances are shown coming off from Merrick Circle (aka Railroad Ave). The board would like to see sidewalks for pedestrian friendly access.

It was noted that the SEQR form and Tax Map numbers need to be corrected. Part II on the SEQR form is yes, not "not applicable".

A separate issued was discussed that according to certain maps Merrick Circle is known as Railroad Ave, though has been Merrick Circle for over 20 years within the village. Research into the name of the street will have to be resolved.

Mr. Lisi requested to be on the agenda for the next Planning Board meeting that will be January 2, 2007. At that time more plans will be submitted along with the corrected SEQR and application.

The next Planning Board meeting will be Tuesday, January 2, 2007 at 7:00 pm.

The meeting was adjourned upon motion by Michael Chase at 8:20pm.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer