

**REGULAR PLANNING BOARD MEETING
HELD FEBRUARY 06, 2007**

Present: Sean Schumacher, Chairman
Michael Chase
Vincent DelGatto, Jr.
Judy Robinson, Alternate

Absent: Dan Cianfoni

Others attending: Doug Burton, Dominic Lisi, Don Eastman

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Schumacher called the meeting to order at 7:05pm. The minutes from the January 02, 2007 were reviewed. Michael Chase, seconded by Vincent DelGatto, Jr., made a motion to accept the minutes as written. Unanimously carried.

ZONING CHANGE – BURTON – 80 SOUTH MAIN STREET

A request was made by Douglas Burton of 80 South Main Street to change the zoning on parcel # 32.17-2-12.100 from both commercial and residential to all commercial, making all of parcel # 32.17-2-12.100 in a commercial district.

The board received information from Assessor, Shirley Bement stating that the dwelling will remain residential use due to being pre-existing zoning (grandfather clause). If the dwelling is ever to be sold for residential, at that time it will be re-zoned to residential and be sub-divided to it's own parcel number. Access would have to be maintained, cannot be land locked.

If request is granted for all commercial, dwelling can continue to use as is or as an office building.

A motion was made by Vincent DelGatto, Jr., seconded by Michael Chase, to give a positive recommendation to the Village Board to allow the zoning change for Mr. Burton with the above mentioned conditions, voted on and unanimously carried.

SHERBURNE DG LLC – SOUTH MAIN STREET

Mr. Dominic Lisi, as representative for Sherburne DG LLC, expressed the desire to work together with the Planning Board. If there is anything they can do, they want to accommodate as they can.

Mr. Lisi presented the latest version of their site plan and landscaping plan for Dollar General. It was noted that parking cannot over lap into the setback lines. They are to check property boundaries. The building may have to be moved back so no

parking can be within the setback lines. See section 100-12 on corner lots. Corner lot has two fronts, two sides, and no rear setback. Drainage must be shown.

Chairman Schumacher stated that Mr. Lisi refer to the checklist for the Village of Manchester Site Plan Review. Upon reviewing the list it was determined that the following was still needed: Topography and Natural grades; Provisions for: Water Supply, Sewage Disposal, Storm Drainage; Location of Fire Hydrants; Outdoor Lighting: Location, Type and Style, Photometric plan; Proposed Signs: Location, Design, Materials, Lighting (board requested a monument sign, not a pylon sign); Location and dimensions of sidewalks, walkways, and other areas established for pedestrian use; Current Property Survey; Identification of any additional required State or County Permits with contact information. These items will be addressed at the next Planning Board meeting.

Chairman Schumacher had a concern with accesses to property, with Merrick Circle paved and the parking lot paved, it would create a pavement-to-pavement situation. It was requested Mr. Lisi speak with DPW Supervisor Jeff Liberati to see what he would prefer at the edge. Possible landscaping, loading access and main entrance.

Mr. Lisi requested the board to vote on preliminary approval for Sherburne DG so to proceed forward with the project. After a discussion, Vincent DelGatto, Jr. made a motion to give conditional approval for the conceptual plan submitted this evening, seconded by Judy Robinson, voted and unanimously carried.

At this Chairman Schumacher stated an application would be submitted to the Ontario County Planning Board for their review and recommendations and to the village engineer. A Public Hearing will be held at a later date.

PROPOSED BUILDING MORATORIUM – COMMERCIAL/INDUSTRIAL

The Planning Board reviewed the Local Law presented by the Village Board to Amend Chapter 100, Entitled “Zoning” to add Article VIV Entitled, “Moratorium” of the Village Code of the Village of Manchester.

At the end of their discussion, no consensus could be reached to make a recommendation either in favor of the moratorium or against the moratorium.

The next Planning Board meeting will be Tuesday, March 06, 2007 at 7:00 pm.

The meeting was adjourned upon motion by Michael Chase at 9:30pm.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer