

VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD JULY 7, 2009

Present: Michael Chase, Chairman
Vincent DelGatto, Jr.
Judy Robinson
Laurent Gurewitch
John Schram

Absent: None

Others attending: Marty McMillan, Jayne McElroy, Holger Stave

Recording: Rita J. Gurewitch, Clerk

Chairman Chase called the meeting to order at 7:05 pm.

The minutes from the June meeting were accepted upon motion by Vincent DelGatto, seconded by Judy Robinson.

The Clerk informed the Board the Mayor Johnsen, Village Atty. John Tyo and Code Enforcement Officer Steve DeHond are meeting to discuss the Clover Crossings apartment complex.

The Clerk is to check with Ontario County Planning to see if the Design Guidelines are ready for use in an official capacity.

MCMILLAN HOLDINGS LLC – 49 NORTH MAIN STREET

An application was received for Site Plan Approval from Martin McMillan of McMillan Holdings LLC. The site location is 49 North Main Street where the existing building is known as “the old school”. The proposed use of the site is an Antique Vendors Market. The property is zoned commercial. This will be a two phase process, Phase One is the newer portion (metal bldg and old gymnasium); Phase Two is the entire old school building. Phase One is being requested at this time.

Phase One: Use Metal portion of building and old brick gymnasium totaling 29,000 square feet. Single story mercantile/vendors. Only 8000 square feet of building will be used year round. The south parking paved area and some part of north-east lawn occasional vendor use.

Mr. McMillan stated that it would be five different venues on one sight. 1) “Windmill” type (as in Penn Yan NY; 2) High end antiques; 3) “Weekend Warriors” (like a flea market); 4) Entertainment (concerts and arts); and 5) Food

Mr. McMillan stated that ultimately 1300 vendors will participate when Phase 2 is completed. Phase 1 is approximately 350 vendors.

Mr. McMillan considers the property “front” as facing Route 96; he has an application into the NY Department of Transportation for a permanent entrance off Route 96. Chairman Chase asked about a traffic study.

The plans show one restroom area. Mr. McMillan said he will add bathrooms in Phase 2. Portable toilets will be used if necessary before Phase 2 in place. They will use existing lighting for now but will hire lighting expert for Phase 2 that will be dark sky compliant.

Hours will be 8:00 am to 5:00 or 6:00 pm with a 6:00 am set-up. This will be Saturday & Sunday only. Some night-time events will be eventually planned.

The project was discussed further.

This project will be highly visible. It is located at the village’s north main entrance. Chairman Chase advised Mr. McMillan to refer to the village’s strategic plan and design guideline and also Ontario County’s Route 96/318 Corridor Study. The Board would like to see more detail in Phase 1 and to see Phase 2 and to see the details on paper. Chairman Chase stated the application has been submitted to the Ontario County Planning Board and the village engineer, MRB Group. No environmental assessment was done at this time. Chairman Chase stated that the Planning Board will wait to hear comments from OCPB and MRB before any further action.

Mr. McMillan stated that if activity was witnessed at the site it is due to OTIS (Empire Pipeline previous tenant of property) cleaning and repairing damage to the grounds. His target date to open is April 2010.

The next Planning Board meeting will be Tuesday, August 4, 2009 at 7:00 pm.

Meeting adjourned on motion at 8:30 pm

Submitted by,

Rita J. Gurewitch
Clerk