

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JULY 02, 2013**

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

Absent: Judy Robinson

Others Attending: Steve DeHond, CEO; Brian Bouchard, CHA Consulting; Martin McMillan, (current property owner).

Recording: Rita J. Gurewitch, Clerk/Treasurer

Chairman Chase called the meeting to order at 7:00 pm.

Mr. McMillan led in the Pledge of Allegiance to the Flag. The minutes from the June meeting were approved upon motion from Vincent DelGatto, seconded by Sean Schumacher.

DUNKIN DONUTS – ROUTE 96

Mr. Bouchard presented the site plan for a lot subdivision and construction of a drive-thru Dunkin Donuts on a Route 96 property that is presently owned by Martin McMillan with a Contract to Purchase for Buyer Molly Dooker Development LLC who authorized applicant JFJ Holdings, LLC for any or all municipal approvals related to this property. Mr. Bouchard represents CHA Consulting, Inc. who was hired by JFJ Holdings, Inc.

The Department of Transportation (DOT) permit application and traffic study has been submitted to the DOT for review.

For the lot division, private access agreements will be filed on deeds for one entrance. There will be one other use or possible two on the larger lot. Dunkin Donuts will be on the smaller lot.

A landscape plan will be provided at a later date.

Business hours are not presented, will clarify.

Mr. Bouchard stated that site disturbance is less than an acre, so no storm water prevention plan will be necessary.

Chairman Chase informed Mr. Bouchard that the site plans will be sent to the village engineer and Ontario County Planning Department for their input and review.

The meeting was adjourned upon motion at 7:35pm. The next Regular Planning Board meeting will be Tuesday, August 06, 2013 at 7:00 pm.

Submitted by,

Rita J. Gurewitch
Village Clerk/Treasurer