

## **PLANNING BOARD MEETING HELD MARCH 02, 2004**

Present: Gary Bogner, Chairman  
Nancy Johnsen  
Sean Schumacher  
Michael Murphy

Absent: Daniel Cianfoni

Others attending: Sandra Brooks, Marty McMillan, Holger Stave

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:03 pm.

### **VERIZON WIRELESS – ADD DISH TO SPRINT TOWER**

A request was made to Sprint PCS from Verizon Wireless to mount (1) one Microwave Dish to their tower. They are currently a co-locator on same tower located at 3980 State Route 96 at the Manchester-Shortsville Joint Sewer Treatment Plant.

Sandra Brooks, Verizon Wireless representative, presented a letter from Sprint Sites USA giving authorization to Verizon Wireless to mount (1) P4F-52 Microwave Dish with (1) 1-5/8” cable at the 115’ centerline height on the above mentioned tower.

After review of the environmental assessment form presented, the Planning Board issued a negative State Environmental Quality Review (SEQR).

There was some confusion with the structural report presented due to the last co-locator (AT&T Wireless) stating the structure usage was 105%, the 5% overstress within allowable engineering tolerances with no further co-locators allowed without structural changes. Sandra Brooks pointed out that the AT&T report shows Verizon’s microwave dish a part of the structural report. It is the same microwave dish; they just hadn’t requested the actual mounting until now. Verizon submitted their request to Sprint but there was a delay in proceeding, hence there information is on the Sprint Structural Plan. This microwave is NOT in addition to what is on the report; it is what Sprint is currently allowing on the tower. All within regulations and allowable tolerances.

A motion was made by Mike Murphy, seconded by Sean Schumacher, to grant Verizon Wireless approval to add the specified microwave dish on the Sprint Tower. Unanimously voted “aye” and carried.

### **MCMILLAN HOLDINGS, LCC – 49 N MAIN STREET**

Marty McMillan recently purchased the old Manchester High School property at 49 N Main Street. He wanted to informally meet with the Planning Board to present his current and future ideas of what he would like to do with the property.

He presented an architectural drawing showing a rendition of a retail center facing Route 96. Outer parcels (two on Route 96, two on Route 21) will be developed at a later date. Mr. McMillan has done extensive research in this area and feels that the time and location is right to undergo a project like this. He currently has a demolition permit for the school, keeping certain parts intact. He also has a request into the Village Board of Trustees to change the zoning from Industrial-1 (I-1) to Commercial-1 (C-1). Mr. McMillan would like his time schedule to complete the project by the end of 2004. He also stated that his retail center could end up a focal point of the area.

Though and informal meeting, Nancy Johnsen stated she would like to see it done all at one time, not in phases. If not, definitely the out parcels are to be seeded and mowed. Chairman Bogner stated the Planning Board will work with Mr. McMillan, but all codes and regulations will have to be met and final site plan approval granted. They will begin to submit site plans after the zoning change.

The next Planning Board Meeting will be Tuesday, April 6, 2004 at 7:00pm.

Meeting adjourned on motion at 8:45 P.M.

Respectfully submitted,

Rita J. Gurewitch  
Deputy Clerk/Treasurer