

**VILLAGE OF MANCHESTER  
PUBLIC HEARING AND REGULAR PLANNING BOARD MEETING  
HELD MARCH 06, 2012**

Present: Michael Chase, Chairman  
Laurent Gurewitch  
Judy Robinson  
John Schram

Absent: Vincent DelGatto, Jr.

Others Attending: Richard Deys, Terry Duerr

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

**PUBLIC HEARING – SPECIAL USE PERMIT – 71 MERRICK CIRCLE**

Chairman Chase opened the Public Hearing at 7:00 pm. The Public Hearing notice that appeared in the Daily Messenger Post on February 23, 2012 was read by Chairman Chase. Said hearing is a request from William Duerr of Canandaigua NY, for a Special Use Permit at 71 Merrick Circle for converting mixed commercial property to a two family residence.

No one present spoke for or against said request.

Public Hearing was closed at 7:04.

**REGULAR PLANNING BOARD MEETING**

Chairman Chase called the meeting to order at 7:05 pm. The minutes from the February meeting were approved upon motion by Judy Robinson, seconded by John Schram.

**RESOLUTION - 71 MERRICK CIRCLE – WILLIAM DUERR – SPECIAL USE PERMIT**

WHEREAS, the proposed special use (two family dwelling) is consistent with the general intent of the village's Comprehensive and Strategic Plans, and;

WHEREAS, the location, size and use of the structure involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the use district, and;

WHEREAS, the operation of the proposed special use is no more objectionable to the uses of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use, and;

WHEREAS, the proposed special use satisfies each and all standards and conditions specified for such special use by the relevant provisions of this Article, and;

WHEREAS, the Code Enforcement Officer shall make an on-site visit not less than one (1) time each year to ensure that the use is being operated in accord with the conditions specified to protect public health and safety, the quality of natural resources and the value of property. If the CEO determines that a violation exists, the certificate of occupancy shall be null and void and a new special use permit application shall be required, and;  
WHEREAS, remodeling shall not commence until permits have been issued by all governmental agencies involved, and fees paid, so

THEREFORE BE IT RESOLVED, that the Village of Manchester Planning Board, does hereby grant a special use permit to William Duerr to allow a two family dwelling at 71 Merrick Circle.

The above resolution was offered by Judy Robinson, seconded by John Schram, and put to a roll call vote as follows:

Michael Chase	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Absent	
Laurent Gurewitch	Voting	“AYE”
John Schram	Voting	“AYE”

The resolution was thereupon declared duly adopted.

### **89 SOUTH MAIN STREET – ROCHESTER WELDING SUPPLY – SIGN APPLICATION**

This sign application was reviewed at the February 7<sup>th</sup> Planning Board meeting. Clarification was needed. Property owner Richard Deys is present to answer any previous questions. The application is requesting two (2) signs on the building at this location. This would warrant a need for a variance from the Zoning Board of Appeals if one of the signs is not a directional sign or a sign is too large. Also the photo submitted could not be clarified to be true to scale.

Chairman Chase cited Village Code section 100-75 (C) and 100-75 (D) concerning signs on property with more than one principal activity ( individual business signs may be attached) and in a multiple-commercial use facility or industrial park, there may be one directory sign used at any location.

Richard Deys stated that the photo showing the sign is not true to scale and that the sign is actually a little smaller. Laurent Gurewitch confirm the sign size and said it is a ¼ in too big but that he would recommend allowing this small difference. Also the sign over the door will be considered a directory/directional sign making the application in compliance with the village sign code and not need a variance.

A motion was made by Laurent Gurewitch, seconded by Mike Chase, to approve the sign application for Rochester Welding Supply. Voted on and unanimously carried.

### **28 CENTER STREET – PHOENIX AUTOMOTIVE – SIGN APPLICATION**

A sign application was submitted by Gregory Moore, tenant at 28 Center Street, for Phoenix Automotive. Property owner Terry Duerr is acting as agent for Gregory Moore.

Chairman Chase stated that this location is also a property with more than one activity and is a multiple commercial use where Village Code section 100-75 (C) and 100-75 (D) will apply. All information complies with village code. A motion was made by Laurent Gurewitch, seconded John Schram, to approve the sign application for Phoenix Automotive. Voted on and unanimously carried.

The informational meeting held at the Town Hall about Hydrofracking on Monday, February 13, 2012 was attended by Laurent Gurewitch, Judy Robinson and Vincent DelGatto.

The meeting adjourned upon motion at 7:40 pm. The next Regular Planning Board meeting will be Tuesday, April 3, 2012 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer