

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
MAY 05, 2016**

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

Absent: Laurent Gurewitch

Others Attending: Neil Onderdonk, Kevin Hartson, Richard Deys

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by V. DelGatto, seconded by S. Schumacher, to accept the April minutes as written. Unanimously carried.

**ABBOTT BROS. INC. – 70 NORTH MAIN STREET**

The Board continued with the review of Manchester Mart's site plan to add new diesel pumps to their property at 70 N Main Street. Ontario County Planning comments included: The proposed construction will occur cross parcel boundaries, though both parcels are owned by the Abbott Brothers. Also stated was: No State or Federal wetlands are present on the property; the property is not located within a FEMA floodplain; and the property is not located with 500 ft of an Agricultural District. Classification is an AR-1 Class 1 – exempt from County Planning Board review for this project. No comments received for or against said project.

A letter from MRB Group was reviewed. They did not review the structural plans as it is their understanding that Code Enforcement will review prior to issuance of building permit. Mr. Onderdonk gave the following responses to the comments in the MRB letter:

- 1.) Proposed project is on two parcels owned by the Abbott Bros. If ever properties are sold it will require a subdivision or could combine parcels now.
- 2.) No modifications will occur on the east side of the structure in regards to the sidewalk and/or parking.
- 3.) The additional pavement proposed is for parking of trucks that stop for lunch.
- 4.) The additional impervious area is less than an acre and any run off is basically low disturbance and not a concern.
- 5.) An exterior lighting layout was submitted for the canopy and no other lighting will be added.
- 6.) Drain discharge will splash off the canopy.

- 7.) Temporary fencing will be place around the work areas during construction.
- 8.) Code Enforcement Officer will review canopy plans and confirm tank(s) meet standards.
- 9.) Other canopy will be removed and there will be one tank of e-free ethynol.

Code Enforcement Officer Steve DeHond was unable to attend the meeting, but sent the following comments:

- 1.) I will be reviewing plans for the canopy
- 2.) Need to confirm if canopy is coming down or staying for old pumps.
- 3.) I feel there are no negative comments for the project, and would agree with approval.

Let it be noted that the Short Environment Assessment done at the last meeting that was contingent on any archeological sensitive areas is fine as there were no sensitive areas found. V. DelGatto made a motion to give Abbott Bros. Inc., **preliminary site plan approval**, seconded by J. Robinson and put to roll call vote as follows:

Michael Chase	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Absent	
Sean Schumacher	Voting	“AYE”

The motion was carried.

### **RESOLUTION – FINAL SITE PLAN – ABBOTT BROS. INC.**

WHEREAS, the planning board has considered the application of Abbott Bros. Inc. in detail, and

WHEREAS, according to the Village of Manchester’s Comprehensive Plan and Strategic Plan, surveys show that the issues that matter to the people of Manchester include encouraging business and industry in the village and also to promote employment and economic development, it was determined that Abbott Bros. Inc. coincides with those plans, and

WHEREAS, the Ontario County Planning Board reviewed the application, such applications present little potential for countywide or intermunicipal impact, and

WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; so

THEREFORE, LET IT BE RESOLVED, that Abbott Bros. Inc. be granted final site plan approval with the conditions set forth above and hereafter.

BE IT FURTHER RESOLVED, that renovation will not begin until permits (if applicable) have been issued by all governmental agencies involved (State, Federal & Local), and fees paid and Code Enforcement’s review of the canopy and that the tank(s) meet standards.

The above resolution was offered by S. Schumacher, seconded by J. Robinson, and put to a roll call vote as follows:

Michael Chase	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	ABSENT	
Sean Schumacher	Voting	“AYE”

The resolution was then duly declared adopted.

**SANDMAN’S – 89 SOUTH MAIN STREET**

Mr. Richard Deys addressed the Board stating that the previous fence agreement was not cost affective for him and he would like to change the plan to one that would actually be higher. Mr. Deys would like to put a sea container where the fence was and make it the same color as the building and face it with 12 ft panels with a sliding gate. Then on the side he would fasten 8 ft panels 30 ft long. Mr. Deys stated that Ontario County likes that he puts material along the rail as it keeps people and cars from going down the tracks. The Board approved the new plan for Mr. Deys’ fence. His deadline of June 7, 2016 to finish the fence is still intact.

The meeting adjourned upon motion at 7:30 pm. The next Regular Planning Board meeting will be Tuesday, June 7, 2016 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer