

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
HELD November 01, 2012**

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

Absent: None

Others Attending: Sid Cutt, Lynda Cutt, Glenn Thorton, Craig Record, Adam Record, Steve DeHond

Recording: Rita J. Gurewitch, Clerk

Chairman Chase called the meeting to order at 7:00 pm. The minutes from the October meeting were approved upon motion by Vincent DelGatto, seconded by John Schram, unanimously approved.

John Schram stated that the conflict of interest to abstain him from voting does not exist. He will be able to participate in voting when the time comes.

**PROPERTY MAP LINE ADJUSTMENT – CRAIG RECORD SOUTH AVENUE**

Mr. Craig Record submitted a property map proposing a lot line adjustment to his present property. He is selling his house and reducing the acreage that is currently with the home. Code Enforcement Officer Steve DeHond found no conflict in changing the lot line. He did mention that there is a land locked lot behind this parcel that is located in the town and if ever developed an easement will be required. Also located on Mr. Record's lot is a sewer easement for the Village of Manchester.

After reviewing the map, a motion was made by Vincent DelGatto, seconded by Judy Robinson to approve the map adjustment as presented. Voted on and unanimously carried. Map was signed and given to Mr. Record to file accordingly.

**SIDCO CORPORATION - OTHER BUSINESS**

Mr. Glenn Thorton, of Thorton Engineering, explained the Sidco Corporation expansion project to the Board. They are proposing to construct over 28,000 square feet of additional building space at their existing filter manufacturing facility at 58 North Avenue. The multi-phased building program will place the building addition with a side setback of 39.43 feet, which does not comply with the 100 foot minimum side setback requirement listed in Schedule 1 of the Code of the Village of Manchester. An application has been submitted to the Zoning Board of Appeals (ZBA). As this property borders the Township of Manchester, the Town of Manchester Planning Board has scheduled a Public Hearing on November 20, 2012.

At this time, no site plan review has been completed as the project is dependent on receiving the area variance from the ZBA. A discussion was held on the recommendation that will be sent to the ZBA. Chairman Chase stated and quoted the Comprehensive Plan and Strategic Plan of the Village of Manchester. According to the Village of Manchester 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 the Sidco expansion coincides with those plans.

A motion was made by Laurent Gurewitch and seconded by John Schram, that the Village of Manchester Planning give a positive recommendation to allow this area variance contingent upon public response and that all other designs are within village code and approved by the Zoning Officer. Voted on and unanimously carried.

Chairman Chase then directed the clerk to write a letter to the ZBA stating the recommendation. Chairman Chase also requested the clerk to send a copy of Sidco plans to MRB Group and the Ontario County Planning Board for review and comment.

Chairman Chase announced he will be unable to attend the December meeting and requested Judy Robinson as Co-Chairperson to conduct that meeting.

Meeting adjourned upon motion at 7:42 pm.

The next Regular Planning Board meeting will be Tuesday, December 4<sup>th</sup> at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer