

PLANNING BOARD MEETING HELD OCTOBER 03, 2006

Present: Sean Schumacher, Co-Chairman
Michael Chase
Vincent DelGatto, Jr.

Absent: Daniel Cianfoni

Others attending: Mary Lou Abbott, Craig Record, Jerilyn Souther, Cliff Dailey, Chris Nill, Steve DeHond.

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:00 pm. A motion was made by Sean Schumacher, seconded by Vincent DelGatto, to accept the minutes of September 05, 2006 as written. Unanimously carried.

CDBG GRANT

Chris Nill requested Planning Board representation for the Citizen Advisory Committee that is being assembled to aid in the reviewing of applications for the CDBG grant received from the Governor's Office for Small Cities.

Chairman Gary Bogner will be the Planning Board representative with Michael Chase as alternate. The first meeting will be October 12, 2006 at 6:00 pm.

PRELIMINARY SITE PLAN – SOUTHER – 84 S MAIN STREET

A Planning Board application was submitted again by Jerilyn Souther, of 112 West Main Street, Shortsville, for a preliminary site plan approval for the vacant lot located at 84 South Main Street (Route 21). The property is currently owned by Edward Poinan, of 80 South Main Street, Manchester. A purchase offered is being contingent upon site plan approval.

After reviewing the site plan, the site plan remains incomplete. The map as stated is off by 20 feet from the survey. There is no curb cut to the property, bringing questions of access and parking. Co-Chairman Schumacher asked if there was a separate driveway agreement to the

property. No answer was known. An updated survey will need to be presented.

It was determined that a variance would be needed due to Section 100-35 A.(1)(b)(d) Drive in restaurants and eating establishments where a substantial percentage of sales are to take-out customers, provided that such uses shall not be closer than two hundred (200) feet to a residential district.

Code Enforcement Officer Steve DeHond stated besides the variance, a restroom would be needed for employees, signage and lighting will need to be looked into and other applicable codes. Also due to the property being within 500' of State Route 21, this application will need to go to the Ontario County Planning for their recommendations.

A motion was made by Sean Schumacher to deny the preliminary site plan approval at this time until more information is collected and to see if the variance is granted from the Zoning Board of Appeals and wait to review the County's recommendations. This motion was seconded by Vincent DelGatto, and unanimously carried.

LOT SUBDIVISION – ABBOTT'S CUZ INN'S INC.

Abbott's Cuz Inn's Inc. submitted application for minor subdivision at 4078 State Route 96, Tax Map No. 32.10-1-10.000, requesting to divide one lot into two lots. Current lot size is 8.2 acres. Survey map shows dividing area into 4.642 'L' shaped vacant area, with existing motel on 3.558 acres.

Chairman Bogner was excused for conflict of interest.

Property is located in a C-1 district. The existing motel is in compliance with the front, sides and rear setbacks within Schedule 1 in the Village of Manchester Code with the subdivision request.

A motion was made by Vincent DelGatto, seconded by Michael Chase that the lot subdivision be granted.

The above was put to roll call vote, which resulted as follows:

Sean Schumacher	Voting	"AYE"
Michael Chase	Voting	"AYE"
Vincent DelGatto, Jr.	Voting	"AYE"
Daniel Cianfoni	Absent	
Gary Bogner	Excused	

The motion was approved.

Ms. Abbott then asked the Planning Board if the sewer treatment plant could accommodate 56 additional units, if they were to build them.

This matter will be looked into and they will get back to her.

LOT SUBDIVISION – CRAIG RECORD

In August 2004 Mr. Record appeared before the Zoning Board of Appeals to divide his land into a non-conforming lot. His appeal was denied. The ZBA stated at that time if the lot was made to 100' frontage it would be a conforming lot and accepted.

Mr. Record made a conforming lot at that time and didn't get it filed within the 60 day time frame. Today his application shows the correct frontage with a extension to the rear.

A motion was made by Vincent DelGatto, seconded by Michael Chase that the lot subdivision be granted.

The above was put to roll call vote, which resulted as follows:

Sean Schumacher	Voting	“AYE”
Michael Chase	Voting	“AYE”
Vincent DelGatto, Jr.	Voting	“AYE”
Daniel Cianfoni	Absent	
Gary Bogner	Excused	

The motion was approved.

The next Planning Board Meeting will be Tuesday, November 7, 2006 at 7:00pm. Meeting adjourned upon motion at 8:00 P.M.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer