

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
OCTOBER 07, 2014**

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

Absent: None

Others Attending: Bob Tolpa, Steve Parks

Recording: Rita J. Gurewitch, Clerk

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

The minutes from August and September stated those meetings were cancelled. A motion was made by Vincent DelGatto to accept the minutes as written, seconded by Sean Schumacher and carried unanimously.

**2 N MAIN STREET – ONTARIO PROPERTY MANAGEMENT AKA PARKS AND TOLPA  
CONSTRUCTION CORPORATION; AND BRIAN BEATON**

Mr. Robert Tolpa and Mr. Steve Parks addressed the Board as owners of the property located at 2 North Main Street. They also are the entities Ontario Property Management and Parks & Tolpa Construction Corporation. The site plan request to operate a Computer Repair Shop at this location is from their tenant, Mr. Brian Beaton. Mr. Beaton was unable to attend.

This location received a mixed use permit from the Village Board of Trustees on March 6, 2006. The mixed use is for commercial with apartments. The repair shop will be on the first floor utilizing 187 square feet of the north entrance.

Chairman Chase asked about the level of traffic on a given day. Mr. Tolpa answered that it will be “drop off and pick up” and utilize street parking and also if necessary parking on the side of the building. Sean Schumacher inquired if Mr. Beaton will be putting up a sign. That would be a separate application. Judy Robinson asked that no debris be stored in the front windows, that a display is ok, but not to collect empty boxes etc. Mr. Beaton will establish proper recycling for his business.

Chairman Chase stated that mixed use approvals are subject to Village Board approval. He also informed the

After a brief discussion, a motion was made by Sean Schumacher that the Planning Board utilizes the 2006 Mixed Use approval from the Village Board, seconded by Laurent Gurewitch, unanimously carried.

As the application is applying for Preliminary Approval, Chairman Chase asked for a motion for such. A motion was made by Vincent DelGatto and seconded by Laurent Gurewitch to give preliminary approval, unanimously approved.

**RESOLUTION – FINAL SITE PLAN – ONTARIO PROPERTY MANAGEMENT ET AL**

WHEREAS, the planning board has considered the application of Brian Beaton, Ontario Property Management and Parks and Tolpa Construction Corporation in detail; and

WHEREAS, the building use is basically the same with no expansion of the building and such applications present little potential for Village, County 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 Brian Beaton and Ontario Property Management be granted final site plan approval with the conditions set forth above and hereafter.

BE IT FURTHER RESOLVED, that when signage is required they will return to the Planning Board for approval.

The above resolution was offered by Vincent DelGatto, seconded by Laurent Gurewitch, and put to a roll call vote as follows:

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

The resolution was then duly declared adopted.

**REVIEW OF EMAIL FROM ATTY JOHN TYO TO CEO STEVE DEHOND – 43 SOUTH AVENUE – PROPERTY LINE ADJUSTMENT**

Code Enforcement Officer Steve DeHond requested that Board review an email he received from Attorney John Tyo concerning a lot line adjustment for 43 South Avenue to allow proper usage of said location driveway.

After reviewing the map, the Board determined that the vacant lot is a current non-conforming lot of 68.14’ frontage and the line adjustment shows a triangle piece of property to include the corner of the present concrete driveway of 43 South Avenue. The line adjustment shows 4.6” with almost ½ of the property within the village right of way and will not require subdivision review.

The Code Enforcement Officer’s duties include reviewing and approving minimal lot line adjustments. The Board determined that this adjustment would fall within his approval.

A motion was made by Vincent DelGatto to give Code Enforcement Officer Steve DeHond the authority to approve the lot line adjustment for 43 South Avenue and to approve Chairman Chase to sign new map for said lot, seconded by Laurent Gurewitch, voted on and unanimously carried.

**DUNKIN DONUTS**

Vincent DelGatto inquired if anyone heard from Dunkin Donuts. The clerk informed the Board that they have paid for their building permit but have not yet picked it up. Last contact stated that they are finishing other buildings at this time and will begin when those are completed.

Due to Election Day on the first Tuesday in November, the November Planning Board meeting will be delayed until December 2<sup>nd</sup>, but if a meeting is needed then schedule for November 10<sup>th</sup> at 7:00 pm. The meeting was adjourned upon motion at 7:23 pm.

Submitted by,

Rita J. Gurewitch  
Village Clerk/Treasurer