

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
SEPTEMBER 01, 2015**

Present: Michael Chase, Chairman
Sean Schumacher
Vincent DelGatto, Jr
Laurent Gurewitch
Judy Robinson (tardy)

Absent: None

Others Attending: Lowell Dewey, C & S Engineers, Inc.; Old Castle Lawn and Garden, Inc.; Sean Gallivan, Elijah Young, Green Renewables, Inc.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:03 pm.

A motion was made by V. DelGatto, seconded by L. Gurewitch to accept the minutes from the July August 4th regular meeting, and the August 5th special meeting with one correction, voted on and carried unanimously.

It is understood that GreenRenewable, Inc. will be operating the Oldcastle Lawn & Garden, Inc. site.

RESOLUTION – FINAL SITE PLAN
OLDCASTLE LAWN & GARDEN, INC. – 155 STATE STREET

WHEREAS, the planning board has considered the application of Oldcastle Lawn & Garden, Inc., and

WHEREAS, according to the village's 2005 Comprehensive Plan, a survey stated over 90% said 'yes' to *Should the Village actively encourage business and industry to locate in the Village and provide employment opportunities?*, and according to the 2006 Strategic Plan, Community Wide Goals stated to *promote and encourage light industrial development in the southwestern portion of the Village*, and

WHEREAS, the Ontario County Planning Board reviewed the reuse of the existing industrial building, with no new development and includes only permitted uses with no expansion of the building or paved area, Classified as a Class 2 that there will be potential impacts that need to be addressed, and for fire safety they recommend consulting with Jeff Harloff, Ontario County Emergency Management, and

WHEREAS, the truck route is established as turning left when leaving the site and will not be permitted to drive through village streets to reach the Oldcastle site. Oldcastle will enforce this rule with all of its carriers; and

WHEREAS, operating hours will initially be 7 a.m. to 4 p.m. and a second shift will be added in peak time, from February through June; 3:00 p.m. to 11:30 p.m.; and

WHEREAS, the storage piles of mulch will be limited to 15'-20' in height with a diameter of 50' to prevent heat build up to the point of ignition and are temporary being built in winter/spring reducing the chance for combustion and local fire companies have been notified; and

WHEREAS, an Odor Impact Minimization Plan was submitted in the monitoring of the compostable materials in the event of significant odors and if a complaint has been received; and

WHEREAS, the Town of Farmington has determined that no local review will be required for the portion of the project in Farmington; and

WHEREAS, the applicant will require a Reduce Pressure Zone (RPZ) device and report on test and maintenance of Backflow Prevention Devices according to NYS Department of Health regulations, 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 Oldcastle Lawn And Garden 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.

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

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

The resolution was then duly declared adopted.

The clerk will notify the Code Enforcement Officer to contact Jeff Harloff, Ontario County Emergency Management.

SANFORD INDUSTRIAL CONTRACTOR’S – 49 N MAIN STREET

Mr. Sanford was not present at tonight’s meeting. No contact as to when the site plans will be available. The site plan review has been halted until engineer site plans and a Short Environmental Review Form are submitted.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer