

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
SEPTEMBER 06, 2016**

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

Absent: None

Others Attending: Sean Gallivan, Jack Melsom, Green Renewable; David Sanford, Sanford Industrial Contractors, Inc.; Patrick Nicoletta, MRB Group.

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 L. Gurewitch, to accept the August minutes as written. Unanimously carried.

SANFORD INDUSTRIAL CONTRACTOR'S – 49 NORTH MAIN STREET

Chairman Chase deferred to Patrick Nicoletta to go over the MRB letter that contains comments for review.

Mr. Nicoletta addressed the Board and stated the site plan should show water and electric services, denote the distance to the nearest fire hydrant, show dimensions of parking spaces, include 3 handicapped markings and confirm if the parking area will be modified. A detail for the new asphalt area or rehabilitation should be added to the plan.

He continued on telling Mr. Sanford sign approval will be needed and detailed landscaping plans. Also a portion of the storm system is provided on the plan with the exception of the 8" storm sewer outfall; the outfall should be shown on the plans.

The clerk gave Mr. Sanford a copy of the MRB letter.

Mr. Sanford said the parking area maybe slightly larger, but he is under an acre in disturbance and there are no triggers for storm water management.

Judy R. wants Mr. Sanford to make sure all lighting is downward facing.

Laurent G. asked how many tenants in the future? Mr. Sanford stated 3-4 tenants possibly. That is why waiting on the sign design to incorporated the tenants into a decorative sign.

Mr. Sanford will go over MRB Group's letter and inform the board of the results.

THOMPSON GRAIN, INC. – 2 MERRICK CIRCLE

The clerk reported that Steve DeHond said the Mr. Duane Thompson has contacted Oldcastle East, Inc. for an easement agreement through their property. The acquisition has started for the contingency on the land agreement with Oldcastle East, Inc. to use a truck pathway that is on Oldcastle land.

SANDMAN'S SANDBLASTING – 89 SOUTH MAIN STREET

The Board would like a progress report on Mr. Deys fencing. Have Code Enforcement get an update into how the fence is coming.

MANCHESTER MART – 70 NORTH MAIN STREET

Due to the large amount of soil brought into the site, a determination needs to be made if over an acre of land has been disturbed which will then trigger the need for stormwater management.

FINGER LAKES MULCH & SOIL, LLC – ACCESS 155 STATE STREET

Mr. Sean Gallivan, Owner of Green Renewable, tenant to Oldcastle Lawn & Garden, Inc., owner of Tamarac Farms, and Finger Lakes Mulch and Soil, LLC, addressed the board concerning his new application for site plan approval, to expand onto additional land purchased to the south of Oldcastle. This application is off the main site. More site plan information is needed.

A Full Environmental Assessment Form was submitted. The board proceeded in reviewing Part 1 – Project and Setting, of the SEQR. Corrections need to be made and re-submitted. The Village of Manchester Planning Board declares their intent to be lead agency and will do a coordinated review.

**Resolution of the Village of Manchester
Planning Board
SEQRA (State Environmental Quality Review Act)
LEAD AGENCY**

The following Resolution was offered by Mike Chase, who moved its

Adoption, seconded by Sean Schumacher to wit:

WHEREAS, the Village of Manchester Planning Board (collectively, the “Planning Board”) will potentially review a site plan application submitted by Finger Lakes Mulch & Soil LLC / Tamarac Farms LLC, (collectively, the “Company”) for site plan approval to operate a processing center to include areas for processing and storage of mulch, bark, chips & top soil for its production, warehousing and distribution of its mulch and soil manufacturing products (the Action); and

WHEREAS, the Company owns approximately 15 +/- acres (land only) in the Village of Manchester (access 155 State Street) and 28 +/- acres (land only) in the Town of Manchester (4364 Shortsville Road), and

WHEREAS, the proposed Action is subject to review pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, it is likely that the Village of Manchester Planning Board will serve as Lead Agency throughout the environmental review process incident to the review and implementation of the Action; and

WHEREAS, in order to aid the Planning Board in determining whether the Action may have a significant adverse effect on the environment, the Planning Board has caused to be prepared a Full Environmental Assessment Form (FULL EAF) for the Action; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of Manchester, Ontario County, New York, as follows:

1. The Planning Board of the Village of Manchester hereby declares its intention to act as Lead Agency for the purpose of conducting an environmental review under the State Environmental Quality Review Act (SEQRA) with regard to the proposed Action since the environmental, social and economic impacts of the proposed Action will primarily be of local significance.
2. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Chairman to execute and date the Full Environmental Assessment Form for the proposed Action.
3. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Chairman to forward a copy of the Full Environmental Assessment Form for the Action, together with a copy of this Resolution, to the Involved and Interested Agencies identified on the List attached hereto with the request that said Agencies notify the Village of Manchester Planning Board if they have any objection to or comments concerning the Planning Board acting as Lead Agency in this matter.
4. The Planning Board of the Village of Manchester hereby directs the Village Clerk to maintain for public inspection a file containing a copy of this Resolution, the Full

EAF's, all other submissions to date and all further communications or correspondence which the Planning Board may receive concerning this matter from other interested agencies or parties.

This Resolution shall take effect immediately.

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

Michael Chase	VOTED	"AYE"
Judy Robinson	VOTED	"AYE"
Vincent DelGatto	VOTED	"AYE"
Sean Schumacher	VOTED	"AYE"
Laurent Gurewitch	VOTED	"AYE"

The resolution was thereupon declared duly adopted.

LIST OF INVOLVED AGENCIES:

Nancy W. Johnsen, Mayor
Village of Manchester
8 Clifton Street
PO Box 188
Manchester NY 14504

New York State Department of Environmental Conservation
Region 8
Attn: Scott Sheeley, Regional Permit Administrator
6274 E. Avon-Lima Rd.
Avon, NY 14414-9519

Town of Manchester Planning Board
Attn: Stuart Gwilt, Chairman
1272 County Road #7
Clifton Springs, NY 14432

Ontario County Planning Board
Attn: Maria Rudzinski, Senior Planner
20 Ontario Street
Canandaigua, NY 14424

Ontario County Office of Economic Development
Attn: Michael J. Manikowski, Economic Developer
20 Ontario Street, Suite 106B
Canandaigua NY 14424

Chairman Chase called a Public Hearing for October 4, 2016 to get public input on this project.

Note: The Public Hearing was cancelled due to more information is needed to present to the public.

MARC J. SCHAERTL – WOOD SHOP – 49 NORTH MAIN STREET

A site plan application was submitted by Marc Schaertl for a woodshop in the building owned by Mr. David Sanford at 49 N Main Street. This is not being reviewed this evening as Mr. Sanford needs to obtain his own site plan approval prior to having tenants in his building. Tabled until next meeting date.

The meeting adjourned upon motion at 8:55 pm. The next Regular Planning Board meeting will be Tuesday, October 4, 2016 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer