

## **SPECIAL PLANNING BOARD MEETING HELD NOVEMBER 1, 2007**

Present: Michael Chase, Chairman  
Daniel Cianfoni  
Judy Robinson  
Vincent DelGatto, Jr.

Absent: Gary Bogner, Atlernate

Others attending: None

Recording: Rita J. Gurewitch, Clerk/Treasurer

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

### **PB MEETING 10/02/07 – VOTING ERROR – PADDOCKS OF THE FINGER LAKES**

Ontario County Planning Dept informed the Planning Board that the vote for final site plan approval on October 02, 2007 for Paddocks of the Finger Lakes was deemed a “no action” vote and failed to act, as no majority of members was present. The Planning Board is a five member board. Three votes were taken, creating a 2-1 vote, with two absent. The Planning Board will review this action on Thursday, November 08, 2007 at its regular meeting.

### **ROCHESTER GAS & ELECTRIC – EXPANSION SUB-STATION STATE STREET**

The involved agencies include the Village of Manchester Planning Board (Site Plan Application) and the Town of Farmington (Site Plan Application). The Town of Farmington Planning Board, at it's October 17, 2007 meeting declared its intent to be lead agency. The Village of Manchester Planning Board reviewed the Short Environmental Assessment Form (EAF) and it was determined at their previous meeting to aknowledge The Town of Farmington Planning Board as Lead Agency on this project. Chairman Chase completed the Town of Farmington Planning Board SEQR Lead Agency Coordination Request for Rochester Gas & Electric Corporation Station 168 Site Improvements, dated 11/01/07 and was directed to Ronald L. Brand, Director of Planning for Farmington.

### **RECOMMENDATION TO ZBA – PADDOCKS OF THE FINGER LAKES**

Paddocks of the Finger Lakes is appealing the Zoning Board of Appeals on November 7, 2007. The Planning Board reviewed Village Code 110-54H at a special meeting held on November 01, 2007. The following was determined:

1. That according to stamped architectural designs of the 130-143 ft apartment buildings, the structures are sound, and therefore this is an aesthetic design.
2. That Paddocks of the Finger Lakes will be located within a private community and not a detriment to nearby properties.

3. That according to the Village's 2005 Comprehensive Plan and the 2006 Strategic Plan, one of the goals is that additional housing should be available to residents. Diversity of Housing, including styles and prices.
4. That a NEGATIVE DECLARATION was declared for the State Environmental Quality Review (SEQR) and that the proposed action described will not have a significant environmental impact and an Environmental Impact Statement will not be prepared.

A motion was made by Daniel Cianfoni, seconded by Vincent DelGatto, to give a positive recommendation for Paddocks of the Finger Lakes. Voted on and unanimously carried. The Chairman directed the clerk to write a letter to the ZBA to give a positive recommendation to allow this variance quoting the above items 1-4.

The next Planning Board Meeting will be Thursday, November 08, 2007 at 7:00pm.  
Meeting adjourned upon motion at 8:05 P.M.

Respectfully submitted,

Rita J. Gurewitch  
Clerk/Treasurer