

**REGULAR PLANNING BOARD MEETING  
HELD JANUARY 02, 2007**

Present: Gary Bogner, Chairman  
Sean Schumacher, Co-Chairman  
Michael Chase

Absent: Dan Cianfoni, Vincent DelGatto, Jr., Judy Robinson, Alternate

Others attending: Doug Burton, Dominic Lisi, Richard D'Amico, Bruce Tarzia, Dolores Tarzia, Heidi Bassage, Chris Nill.

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:05pm. The minutes from the December 05, 2006 were reviewed. Sean Schumacher, seconded by Michael Chase, made a motion to accept the minutes as written. Unanimously carried.

**TARZIA MINOR SUBDIVISION – STATE STREET**

An application was submitted by Dolores Tarzia to request a subdivision of Parcel # 31.16-1-7.100 into two parcels to sell a dwelling located on that property.

Their request causes a 47.58 ft. road frontage making a non-conforming lot for said parcel. According to attorney for Tarzia, adjoining lot (Parcel #31.16-1-6.000) is owned by Mary Tarzia (daughter), with Dolores Tarzia, Life use. There is a proposed deed from mother, Dolores Tarzia, to daughter, Mary Tarzia to incorporate #31.16-1.6.000 into #31.16-1-7.000 to make one parcel, thereby creating road frontage of 137.5 ft for acceptable frontage and lot size. This will allow creation of a conforming lot for the dwelling to be sold at 130 State Street.

A motion was made by Sean Schumacher, that contingent upon deed from mother to daughter, and combining Tax Parcel 31.16-1.6.000 and 31.16-1-7.000 into one parcel, to allow subdivision, seconded by Mike Chase, voted on and unanimously carried.

**SHERBURNE DG LLC – SOUTH MAIN STREET**

Richard D'Amico presented a new layout plan and architectural elevations for the proposed site of a Dollar General Retail Store on the corner of Merrick Circle (aka Railroad Ave) and South Main Street.

. He also submitted a corrected Planning Board Application and a corrected Short Environmental Assessment Form.

The property is currently in two tax parcels and two zoning districts. Tax Parcel 32.17-2-11.000 borders Merrick Circle, approx. 100 ft. wide to adjacent Tax Parcel 32.17-2-12.100, both owned by Douglas Burton. A dwelling is located on Parcel 32.17-2-

12.100 with a zoning boundary that runs through the house. Part of the dwelling is located in a Residential-1 zoning district and the other part is in a Commercial-1 zoning district.

After a discussion, the planning board discussed the following options. The two parcels should become one parcel, so any future building would not be built on a parcel line. At that time it could become all commercial. Another option, the residential zoning line can be moved south beyond the house to the proper setbacks placing the dwelling in residential. The moving of the zoning line can be presented to the Village Board for approval. After moving said zoning district line, the dwelling can be placed on its own tax parcel number with proper setbacks and easements.

A discussion followed on the sketch plan. Chairman Bogner stated that the Route 21 entrance most likely would not be approved by the DOT, the entrance being too close to an intersection. Also, Sean Schumacher questioned the setback requirements on asphalt versus a structure. Does asphalt adhere to set back requirements as a structure? Sean S. stated he would research this code.

The general consensus was that the Planning Board felt favorable for a Dollar General store in that area. Co-Chairman Schumacher gave Dominic Lisi a copy of the Village of Manchester Site Plan Review sheet that shows specifics that will need to be addressed.

No vote or motion was presented.

#### **RESIGNATION – GARY BOGNER**

Chairman Bogner announced that he submitted his letter of resignation from the Planning Board and presented it to the Village Board at their meeting last night. It is to be effective January 31, 2007.

The next Planning Board meeting will be Tuesday, February 06, 2007 at 7:00 pm.

The meeting was adjourned upon motion by Michael Chase at 8:30pm.

Respectfully submitted,

Rita J. Gurewitch  
Deputy Clerk/Treasurer