

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
FEBRUARY 06, 2018**

Present: Judy Robinson, Chairman
Sean Schumacher
Laurent Gurewitch
Jake Kennelly

Absent: Vincent DelGatto, Jr.

Others Attending: Marty Barnett, Deputy CEO; Jack Buholtz, TY-Lin Engineering

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by J. Kennelly to approve the January minutes with one correction, next meeting date would be 2/6/18 not 3/6/18, seconded by L. Gurewitch, unanimously approved.

MCDONALD’S USA, LLC – 4126 NYS ROUTE 96

Mr. Jack Buholtz, from T.Y. Lin International Engineering, representing McDonald’s USA LLC, addressed the Board about the improvements that the restaurant would like to propose. The proposed project involves remodeling of the existing McDonald’s restaurant consisting of a new façade, interior and exterior American Disabilities Act (ADA) improvements, front counter replacement, new interior dining room and new signage. The planned signage shows an additional sign, but the total area is actually less. Mr. Schumacher stated that the prior signage was already approved for a larger square footage area, and the newly proposed signage is actually a smaller area, ergo, recommends no variance is needed for the extra sign. The Board concurred with this statement. Also, Mr. Schumacher sees no architectural changes, only remodeling of an existing restaurant, so he feels that this project does not have to go to the Ontario County Planning Board for review. Again, the Board concurs with Mr. Schumacher.

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing Part 1 of the SEAF. Change to 4. Add “*Forest*” as near the proposed action. Change 13. a. *the proposed action, or lands adjoining the proposed action, contain wetlands?* Change ‘no’ to ‘yes’ there is a federally regulated forested wetland adjoining. Answer 18. *No.* (forgot to answer) No other changes with the review of Part One.

After completing Part II of the EAF, Mr. Schumacher introduced the following NEGATIVE DECLARATION resolution, seconded by Mr. Kennelly who moved its adoption:

WHEREAS: In accordance with Section 8-0113 Article 8 of the New York Environmental Conservation Law, the Planning Board of the Village of Manchester has conducted an initial review to determine whether McDonald’s USA, LLC project may have a significant affect on the environment, and;

WHEREAS: The Planning Board has compared the application and plans submitted with the criteria set forth in Part 617.7 of the Regulations, and;

NOW, THEREFORE, BE RESOLVED, The Planning Board of the Village of Manchester, as lead agency, has determined on the basis of that review that (1) The proposed project constitutes an “Unlisted Action” since it has not been classified as a Type 1 Action or a Type II, and (2) that the proposed action described will not have a significant environmental impact and an Environmental Impact Statement will not be prepared.

The above resolution was put to roll call vote, which resulted in the following:

Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Absent	
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Voting	“AYE”

The resolution was thereupon declared duly adopted.

Laurent Gurewitch then made a motion to give McDonald’s USA, LLC., preliminary site plan approval, seconded by Sean Schumacher and put to roll call vote as follows:

Judy Robinson	Voting	“AYE”
---------------	--------	-------

Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Absent	
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Voting	“AYE”

The motion was carried.

RESOLUTION – FINAL APPROVAL – MCDONALD’S USA, LLC

WHEREAS, the planning board has considered the application of McDonald’s USA LCC in detail, and

WHEREAS, the Planning Board has determined that McDonald’s USA, LLC is an existing restaurant that is remodeling with no architectural changes or expansions; and

WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; so

THEREFORE, BE IT RESOLVED, McDonald’s USA, LLC, be granted final site plan approval for improvements to the restaurant; and

BE IT FURTHER RESOLVED, that McDonald’s USA LLC will not begin until stamped architectural plans, floor plans and elevation are submitted to Code Enforcement and permits have been issued by all governmental agencies involved (State, Federal & Local) where applicable, and fees paid.

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

Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Absent	
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Voting	“AYE”

The resolution was then duly declared adopted.

RAILROAD MEMORIAL PARK – 103 SOUTH MAIN STREET

Chairman Robinson reported that the Village Board is reviewing the boxcars for 103 S Main Street. Trustee Henry said thank you for the Planning Board review as there were some things they hadn’t considered that was pointed out.

2 SOUTH MAIN STREET

It has been reported that the old Movie Gallery building on Main Street is being set up as a field office for the NYS Department of Transportation and NYS Thruway Authority for the NYS Route 21 Bridge project. The Project could take up to two years.

The clerk distributed New York Planning Federation Planning News.

The meeting adjourned upon motion at 7:45 pm.

The next Regular Planning Board meeting is Tuesday March 06, 2018 starting at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer