

**PUBLIC HEARING AND
REGULAR PLANNING BOARD MEETING
HELD APRIL 03, 2007**

Present: Sean Schumacher, Chairman
Michael Chase
Vincent DelGatto, Jr.
Judy Robinson, Alternate

Absent: Dan Cianfoni

Others attending: Douglas Burton, Dominick Lisi, Jaylene Folkins, Mike Murphy,
Richard Cirulli, Sue Murphy

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

The Public Hearing was re-convened from March 7, 2007 and called to order at 7:05 pm. This hearing is for Sherburne DG, LLC (Contract Vendee of Douglas Burton property at 80 & 86 South Main Street) for using the site for a retail store and a single family home. This hearing is to continue getting input from village residents and to hear comments. Chairman Schumacher directed that a person stand up, state their name, give comments and keep to less than five minutes.

Susan Murphy – Gathered a petition from area residents: *We the undersigned village residents respectfully request that the Village Planning Board to recognize the visual appearances of the site plan lay-out of the proposed Dollar General Store that will be built in the village is very important. Because of the commercial identity of the Dollar Stores is so strong, we the undersigned residents are concerned that the addition of a Dollar General Store will significantly change the visual character and pedestrian feel if developed. We expect that the Planning Board will in all its decisions maintain and defend the pedestrian friendly character of our village neighborhoods. This includes requiring commercial site design that locates parking to side or behind the main street side of the property, provides convenient pedestrian access to the store from the main street sidewalk, requires façade design that lends with the current character of the village rather than stand out from it. Has signage of the style and scale that is consistent with the residential character of the neighborhood. A site plan and building design repeats the mistakes of other municipalities, reducing pedestrian accessibility and visual appeal is not what it wanted by the undersigned. This petition is not in opposition to the Dollar General Store moving into the village. Ms. Murphy reiterated the petition is not opposing Dollar General, it hoping that the Planning Board uses their power and authority to make it aesthetically acceptable.*

The Deputy Clerk counted the signatures on the petition. A total of 20 names were recorded.

Michael Murphy – Presented a number of photographs of different commercial stores showing pedestrian appealing buildings and those that are not. Showing how different developments have been done. He would like the design in character with the neighborhood. He would like to see parking in front discouraged.

Douglas Burton – Set up a lap top computer to show properties within the Village of Manchester that are not desirable. Showed sidewalk placement and parking lots of current businesses. He continued to show existing businesses and vacant properties in disarray. He stressed that he does not own the property that goes up to the main street sidewalk therefore the property sets back.

Susan Murphy – wanted to stress again it is not opposing the Dollar General. She stated that this is a fresh start and an opportunity to go forward in a layout that could be agreed upon.

Chairman Schumacher stated the planning board has received comments from the village engineer and the county planning board. He asked Mr. Lisi if he received those comments also. He stated yes.

Chairman Schumacher started with the engineer comments.

1. Has a re-subdivision/lot combination of the lots been performed? This has been done. A new map copy will be needed to send to the engineer.
2. Although the project will not appear to exceed the 1 acres disturbance threshold, the applicant should be advised that storm water management must meet NYSDEC SPDES Phase II requirements. A basic storm water pollution prevention plan and erosion control plan will be required. This was acknowledged by Mr. Lisi.
3. Plans should be submitted to the NYS Dept of Transportation for review/comment due the work proposed is within their right of way. Once a completed site plan has been received, it will be forwarded to the DOT.
4. Both the existing and proposed intersection alignments will need to be shown on the plans to assist both projects (Dollar General and Route 21 Bridge to grade), especially the sidewalks.
5. The route for access to the existing structure (dwelling) that will remain should be shown on the plan, along with an access easement.
6. Explain why there are 2 separate ingress/egress locations and are they necessary. The ability to provide safe and efficient traffic circulation is a concern.
7. The 48 parking spaces shown appear to be more than required. Will all be paved or will the 16 spaces at the southeast corner of the site be banked for future demand? The Planning Board would like to see “banking” at the front portion.
8. Details of the proposed utilities must be shown on the plans, including size, grades, materials, connection points, bedding details, etc. The ability of the existing utilities to handle the demands must be approved by the utility purveyor.

9. Details of the right-of-way, per Larson & Simolo Land Surveyors should be provided.
10. Need a basic demolition plan, noting existing site features planned for removal. Erosion control measures are required during demolition operations.

MRB Group, the village engineers reviewing the Dollar General plan, stated that updated plans would need to be provided for their review prior to final site plan approval.

Chairman Schumacher went on to discuss the Ontario County Planning Boards comments from the Dollar General application submitted to them for their March 14, 2007 meeting.

OCPB has determined that this application is a Class 2 and was determined to be incomplete. They cannot take action until the application is resubmitted with the required information and acted on by the OCPB. A copy of the County Planning Boards comments has been given to Dominick Lisi, representative for Dollar General.

Planning Board member Judy Robinson inquired as to ownership of Railroad Place, aka Merrick Circle. Chairman Schumacher stated that the village has maintained this road for over 30 years; eminent domain need only be 10 years. The village owns the road; a resolution would need to be passed by the village board to clear up any confusion.

Ms. Robinson then asked about reducing the amount of parking in the portion that is near Route 21, therefore increasing the buffer between the sidewalk and the parking lot, increasing the landscape making it more pedestrian friendly. Mr. Lisi stated he would address the parking.

Ms. Murphy – If the parking is in front of the building, and this area can be reduced, greener would definitely be a positive.

Chairman Schumacher asked if there were any other comments.

The Public Hearing was closed upon motion.

REGULAR PLANNING BOARD MEETING

Chairman Schumacher called the meeting to order at 7:27pm. The minutes from the March 06, 2007 were reviewed. Vincent DelGatto, Jr., seconded by Michael Chase, made a motion to accept the minutes as written. Unanimously carried.

SHERBURNE DG LLC – SOUTH MAIN STREET

A discussion commenced on the parking, and as long as the area can be banked for future parking, an agreement was made to reduce parking. According to village code, a larger number of parking spaces are required, therefore they were shown on the plan,

but a variance can be given to reduce the parking. Mr. Lisi stated they may not be able to take all of the parking out of southeastern portion, but will look into it. According to parking studies and traffic, the most spaces filled would be 10-12. DG would want more than that though. Chairman Schumacher stated that since the Planning Board is requesting the reduction in parking, the village would request the variance from the Zoning Board of Appeals. He stated that the village lawyer would be contacted to look into this.

Mr. Lisi stated that they are familiar with the "Dark Sky" initiative in lighting. He stated that their lights are dark sky compliant. Their lights have visors on them to protect against light pollution. Chairman Schumacher stated that an illumination plan must show that the light does not go into the neighbors' property.

The village engineer and DG engineer have been in contact with each other. Mr. Lisi stated that they are in the process of having topographical surveys, utility surveys, and boundary surveys done that should answer concerning questions.

Chairman Schumacher requested landscaping plans be presented and that the sidewalk be extended around Merrick Circle. A discussion followed upon placement of sidewalks. Sidewalks will be placed along Merrick Circle with a painted crosswalk to store sidewalk.

Jaylene Folkins – Representative for the Town of Manchester – Member of the Ontario Co. Planning Board – resident of Clifton Springs, which has a Dollar General. She asked that the PB take in the impact of the surrounding areas, even if less than 1 acre being disturbed. Drainage can cause major problems. When the drainage plans are presented this will be addressed. Note: A complete set of site plans will be sent again to the OCPB.

Chairman Schumacher noticed that the plans presented this evening show a different sign that was sent to the Zoning Board of Appeals, for a hearing tomorrow evening. The Planning Board feels that two signs are appropriate for the location, but the original monument sign presented was under 24 square feet, 3' X 5', and prefer that it to stay that way. A letter will be sent to the ZBA giving the PB recommendations.

The next Planning Board meeting will be Tuesday, May 01, 2007 at 7:00 pm.

The meeting was adjourned upon motion by Michael Chase at 8:35pm.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer