

PLANNING BOARD MEETING HELD MAY 02, 2006

Present: Gary Bogner, Chairman
Sean Schumacher, Co-Chairman
Michael Chase
Daniel Cianfoni
Vincent DelGatto, Jr.

Absent: None

Others attending: Betty Jo Eddinger, Mary Lou Abbott, Kevin Kyle, Mike Murphy, Holger Stave.

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Bogner called the meeting to order at 7:00 pm. A motion was made by Sean Schumacher, seconded by Vincent DelGatto to accept the minutes of April 04, 2006 as written. Unanimously carried.

STRATEGIC PLAN

The approved 2006 Strategic Plan is completed and distributed to all board members.

LETTER – DEPT OF HEALTH-SEQRA

Under a memorandum of understanding with the State Dept of Environmental Conservation, the State of New York Dept of Health has statewide responsibility for approval of all realty subdivisions. It is duly noted that applications for realty subdivision submitted to the Health Dept must have a long EAF (full environmental assessment form) or a draft EIS (environmental impact statement).

FERNANDEZ RESIDENCE – MERRICK AVE

A site plan map was presented to the planning board as a courtesy review due to the residence meets the requirements of village code according to Code Enforcement Officer Steve DeHond. No action taken.

MCDONALD'S – ROUTE 96

A site plan was presented to the planning board as a courtesy review due to the remodeling meets the requirements of village code according to Code Enforcement Officer Steve DeHond. No action taken.

CONVEYOR CONCEPTS – 89 SOUTH MAIN STREET

Jason Boor, owner of Conveyor Concepts, appeared before the Planning Board on May 03, 2005 requesting the modular building on premises become office space for rent. This request was approved.

It has been brought to the attention of the Board that this building is now being rented to Eastside Church of Christ and Mr. Boor submitted an application requesting a special use permit that was denied on March 07, 2006. At that time the application was sent to the Ontario County Planning Department for recommendations. Their response is as follows:

OCPB summary: *Public water and sewer are available. There appears to be ample space for parking. No changes to the site are proposed. The building is an office attached to the Conveyor Concepts facility.*

OCPB comments: *It does not appear that this proposal meets the stringent use variance requirements spelled out in NYS enabling legislation. A change in local law to allow the use would be more appropriate.*

This application was determined as *Class 1* (only requirement is to consider comments).

Chairman Bogner directed the Deputy Clerk to contact Mr. Boor and inform him if he wants to pursue renting to this church, he is to appeal to the Zoning Board of Appeals

MANCHESTER MART

Mary Lou Abbott and Betty Jo Eddinger informally approached the Planning Board with an idea of what they possibly would like to expand on their property located at 70 North Main Street.

Kevin J. Kyle, managing consultant specializing in petroleum, gave a power point presentation on a diesel fuel island and truck wash facility for Manchester Mart.

After the presentation a discussion followed. The owners of Manchester Mart wanted to know if this was a plausible idea and if it would be received as something that could be done.

Chairman Bogner stated that it is a permitted use in a commercial district. It is a right of a property owner to pursue this if that is what they wanted to do. He also stated that it could prove difficult with much opposition considering the location and likely to incur expenses that are unforeseen.

A general discussion followed with no decisions to act upon.

The next Planning Board Meeting will be Tuesday, June 06, 2006 7:00pm.
Meeting adjourned on motion at 8:00 P.M

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer