

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
AUGUST 02, 2016**

Present: Michael Chase, Chairman  
Vincent DelGatto, Jr  
Laurent Gurewitch

Absent: Sean Schumacher, Judy Robinson

Others Attending: Duane Thompson, Deb Najarro, Thompson Grain, Inc.; David Sanford, Sanford Industrial Contractors, Inc.; Steve DeHond, Code Enforcement Officer.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by V. DelGatto, seconded by L. Gurewitch, to accept the July minutes as written. Unanimously carried.

**SANFORD INDUSTRIAL CONTRACTOR'S – 49 NORTH MAIN STREET**

Chairman Chase read the minutes aloud from the Ontario County Planning Board's (OCPB) review for David Sanford, Sanford Industrial Contractors. Their notes included July 2015 where the referral was withdrawn as it was deemed incomplete. The 2016 comments stated that the applicant is seeking to renovate the inside of the old school at 49 N Main Street. It is currently being used for industrial storage and offices. They are looking into a "business park" possibility. No renovation plans are for the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Site Plan includes details on proposed outdoor storage, loading areas, proposed paved access and associated parking, pedestrian access, signage and landscaping.

Chairman Chase reminded the Board that there was a question whether Mr. Sanford's business was a permitted use in a C-1 zone. The application went to the Zoning Board of Appeals for an interpretation. Their interpretation was that it is a permitted use. Also the State Environmental Quality Review (SEQR) was completed at the April 2016 meeting. A letter is on file that the asbestos abatement has been completed.

Chairman Chase asked Mr. Sanford if he has a sign permit application. Mr. Sanford stated that the sign he has right now is a temporary sign. The permanent sign has not been designed as yet. He was thinking of maybe a stone design that would complement the building and once tenants are in, incorporating the tenant(s) also. The Board reviewed temporary signage and will allow Mr. Sanford to use his temporary sign as is and review again when he has a permanent sign application.

L. Gurewitch asked about the black top for the parking area coincided with any drainage issues that may occur. V. DelGatto answered that there is actually less parking now than previously.

**PRELIMINARY SITE PLAN APPROVAL – SANFORD INDUSTRIAL CONTRACTORS**

The following resolution was offered by Laurent Gurewitch, seconded by Vincent DelGatto, Jr.;

WHEREAS, Sanford Industrial Contractors, has submitted a site plan application for renovating the old school at 49 North Main Street; and

WHEREAS, the planning board has considered the application of Sanford Industrial Contractors in detail as submitted; and

WHEREAS, it has been determined that this application will not be detrimental to the public good and will have no significant environmental impact; so

WHEREAS, Chairman Chase would like the Village Engineer to have a check of the site plan prior to final approval; so

THEREFORE, LET IT BE RESOLVED, that Sanford Industrial Contractors, Inc. is granted preliminary site plan approval.

BE IT FURTHER RESOLVED, the applicant still needs to acquire final site plan approval;

The above resolution was put to roll call vote as follows:

Chairman Michael Chase	Voting	“AYE”
Judy Robinson		ABSENT
Vincent DelGatto, Jr.	Voting	“AYE”
Sean Schumacher		ABSENT
Laurent Gurewitch	Voting	“AYE”

The resolution was then duly declared adopted.

### **THOMPSON GRAIN, INC. – 2 MERRICK CIRCLE**

Mr. Duane Thompson explained his project to the board. The plan has been modified to have the grain bin within all of Thompson Grain’s property. With the new elevator and 4 foot pit, it will be less dusty and quieter. Traffic will remain the same. They are included in the Freight Rail Corridor Study. His truck entrance is partially on Oldcastle East, Inc. land and he has contacted them for an easement or agreement to use their land. A letter from the Manchester Fire Department, signed by Chief Harry Bowker, stated that the Manchester Fire Department reviewed the proposed additional grain storage facility and also the product processing procedures practiced by Thompson Grain Incorporated, and find no safety or fire problems that could not be successfully mitigated by their department.

Ontario County Planning encouraged on site security fencing. Mr. Thompson said they would not be putting up any fence at this time.

Letters of support for Mr. Thompson’s project came from Finger Lakes Railway Corp. and Ontario County Office of Economic Development.

CEO Steve DeHond confirmed the plans show the new grain storage is located within proper setbacks. He also spoke with the Fire Chief.

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing the SEQR.

After completing Part II of the EAF, Mr. Gurewitch introduced the following NEGATIVE DECLARATION resolution, seconded by Mr. DelGatto 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 the Thompson Grain Inc.'s 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:

Michael Chase	Voting	"AYE"
Laurent Gurewitch	Voting	"AYE"
Vincent DelGatto	Voting	"AYE"
Judy Robinson`	Absent	
Sean Schumacher	Absent	

The resolution was thereupon declared duly adopted.

Vincent DelGatto then made a motion to give Thompson Grain, Inc. preliminary site plan approval contingent upon land agreement with Oldcastle East., Inc., seconded by Laurent Gurewitch and put to roll call vote as follows:

Michael Chase	Voting	"AYE"
Laurent Gurewithc	Voting	"AYE"
Vincent DelGatto	Voting	"AYE"
Judy Robinson`	Absent	
Sean Schumacher	Absent	

The motion was carried.

#### **RESOLUTION – FINAL SITE PLAN – THOMPSON GRAIN, Inc.**

WHEREAS, the planning board has considered the application of Thompson Grain, Inc. in detail, and

WHEREAS, according to the village's 2005 Comprehensive Plan, a survey stated over 90% said 'yes' to *Should the Village actively encourage business and industry to locate in the Village?*, and according to the 2006 Strategic Plan, Community Wide Goals stated to *promote and encourage light industrial development in the southwestern portion of the Village*, and

WHEREAS, the Ontario County (OC) Planning Board reviewed the application, the project is included in the OC Freight Rail Corridor Development Planning project and such applications present little potential for countywide or intermunicipal impact, and the Manchester Planning Board reviewed the county comments; and

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

THEREFORE, LET IT BE RESOLVED, that Thompson Grain, Inc. be granted final site plan approval with the conditions set forth above and hereafter and contingent upon land agreement with Oldcastle East, Inc. to use truck pathway that is on Oldcastle land.

BE IT FURTHER RESOLVED, that placement will not begin until permits (if applicable) have been issued by all governmental agencies involved (State, Federal & Local), and fees paid.

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

Michael Chase	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Sean Schumacher	Absent	
Judy Robinson	Absent	

The resolution was then duly declared adopted.

### **SANDMAN’S SANDBLASTING – 89 SOUTH MAIN STREET**

Richard Deys requested that CEO Steve DeHond ask the Planning Board to send him a letter stating to proceed with his fencing. He wants to make sure what he is putting in place is ok with the Planning Board. The Board said ok to proceed with the “fence” panels to back corner of lot facing south and to paint the panels the color of the building. Mr. Deys needs a crane to move large storage sea container and he doesn’t have as yet. Steve DeHond will hand deliver the letter. The Board will revisit in 60 days.

The meeting adjourned upon motion at 8:00 pm. The next Regular Planning Board meeting will be Tuesday, September 6, 2016 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer