

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
SEPTEMBER 01, 2020
COVID 19 PRECAUTIONS IN PLACE**

Present: Judy Robinson, Chairperson
Jake Kennelly, Co Chairman
Laurent Gurewitch
Patricia Skolny
DelGatto, Jr. Vincent

Absent: Sean Schumacher, Alternate

Others Attending: Marty Barrnet, CEO; Sarah Huber, Allison Shannon.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

REGULAR MEETING

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

A motion was made by J. Kennelly to approve the June minutes, seconded by P. Skolny, unanimously approved.

9 SOUTH MAIN STREET – PINWOOD PROPERTY DEVELOPMENT LLC – SITE PLAN

Representatives for Pinewood Property Development were not in attendance. The plan has been approved, but drawings and SEQR needed some corrections. Code Enforcement will contact them.

ROY'S RESTAURANT – MATT GULLACE, 4123 STATE ROUTE 96

Chairman Robinson signed plans that were approved.

MINOR SUBDIVISION – 69 CLIFTON STREET – SARAH HUBER

Sarah Huber and Allison Shannon addressed the Board concerning dividing one parcel (Tax Map#32.14-2-11.100) into two parcels. Ms. Shannon is looking to purchase lot 2 from Ms. Huber. A discussion followed. Ms. Huber and Ms. Shannon want to share a common driveway off of Clifton Street, then split off to each resident. The Board reviewed code to see if allowable. No definite code was found. The Board advised Ms. Huber and Ms. Shannon not to share a driveway. Code Enforcement will check on allowable width of driveway.

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Village of Manchester Planning Board (hereinafter referred to as Planning Board) is considering a Subdivision Plan approval for a two (2) lot subdivision, subdividing from the parent parcel (Tax Map 32.14-2-11.100) within the Residential District for Lot 1 and Lot 2.

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short EAF Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Village's Comprehensive Plan land use recommendations;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (ix) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of NonSignificance on the proposed development, and the Planning Board Chairperson is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

The above resolution was offered by Vincent DelGatto, Jr. and seconded by Patricia Skolny and put to a roll call vote and recorded:

Judy Robinson – "AYE"

Vincent DelGatto, Jr. – "AYE"

Jake Kennelly – "AYE"

Laurent Gurewitch – "AYE"

Patricia Skolny – "AYE"

The resolution was duly adopted.

FINAL SUBDIVISION APPROVAL – SARAH HUBER – 69 CLIFTON STREET

WHEREAS, Sarah Huber has submitted a minor subdivision application to sub-divide vacant land on Clifton Street; and

WHEREAS, the planning board has considered the application of Sarah Huber in detail; and

WHEREAS, the project will not be detrimental to the public and will have no significant environmental impact; and

THEREFORE, LET IT BE RESOLVED, that Sarah Huber, is granted FINAL plan approval.

BE IT FURTHER RESOLVED, a subdivision plan map must be completed and signed by the Chairman of the Planning Board.

The above resolution was offered by V. DelGatto, Jr., seconded by J. Kennelly, and put to roll call vote as follows:

Chairman Judy Robinson	Voting	"AYE"
Jake Kennelly	Voting	"AYE"
Vincent DelGatto, Jr.	Voting	"AYE"
Laurent Gurewitch	Voting	"AYE"
Patricia Skolny	Voting	"AYE"

The resolution was then duly declared adopted.

A motion was made by J. Kennelly, seconded by L. Gurewitch, to adjourn the meeting. Meeting adjourned at 8:20 pm. Next meeting date is October 6, 2020 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer