

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
HELD SEPTEMBER 04, 2012**

Present: Michael Chase, Chairman
Judy Robinson
John Schram
Laurent Gurewitch
Vincent DelGatto, Jr.

Absent: None

Others Attending: Paul Rowe, Richard Cirulli, Pauline Sowa

Recording: Rita J. Gurewitch, Clerk

Chairman Chase called the meeting to order at 7:00 pm. The minutes from the August meeting were approved upon motion by Laurent Gurewitch, seconded by John Schram, unanimously approved.

KISTNER MANCHESTER, LLC – 155 STATE STREET

Mr. Paul Rowe, representing Kistner Concrete Corporation, addressed the Board to give an update on the project. They are currently negotiating to buy the Old Castle Precast concrete plant at 155 State Street. They are in the process of securing financing and doing environmental testing. Their mission is to purchase the property and are doing their due diligence in acquiring it. There is damage present to the batch plant and the office has been vandalized.

Mr. Rowe showed original 1988 site plans from Spancrete Corp when the building was originally built. Mr. Rowe stated that Kistner is not the size of Old Castle or Spancrete. They have a very small production in comparison and it takes time to grow. Septic tanks will most likely be built here. They also use “wet” casting, where the others were “dry” casting. Mr. Rowe also stated that Kistner Corp will work with village through any concerns.

The application is not complete at this time and Kistner has not purchased the property from Old Castle Precast. The purchasing and environmental testing could take months. The Board will not formally review this application until such time that the application is deemed complete.

At this time Mr. Cirulli repeated his concerns from last month’s meeting about the concrete company. He would like to see 6 am to no later than 6 in the evening as hours of operation. He also feels that the village should retain a bond while Kistners are operating to cover any mess left when the property is abandoned. The village should include a provision to clean up the property. Mr. Cirulli would like the village to mandate high insurance liability coverage.

Ms. Sowa repeated her concerns from the last Planning Board meeting about cement dust and that when Spancrete and Old Castle were operating the dust was terrible. She is concerned about everyone breathing in the dust, especially children, and feels it will be a cancer risk. She has researched concrete plants and there are no plants located near villages.

Ms. Robinson informed Mr. Cirulli and Ms. Sowa that it is too early to address these issues as there is no completed application to even start the process.

Chairman Chase reassured Mr. Cirulli and Ms. Sowa again that the Planning will be going over all their concerns when the completed application has been officially submitted. He reiterated again that nothing is official at this time.

Judy Robinson asked if they could research old minutes to become more knowledgeable in the history of the property and review the past contingencies. The clerk will check the records of previous minutes.

OTHER BUSINESS

John Schram voiced his concern that big trucks are still using Howard Street to access Pacemaker Steel on West Avenue. It has improved, but trucks are still present. He also said that there is a sidewalk hazard near Dollar General and needs to be repaired.

Going forward, the agenda will include **Public comments will be heard at the end of the meeting at the Chairman's discretion unless otherwise on the agenda.**

Meeting adjourned at 7:49 pm.

The next Regular Planning Board meeting will be Tuesday, October 02, 2012 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer