

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
OCTOBER 04, 2016**

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

Absent: Sean Schumacher

Others Attending: Marc Schaertl, Finger Lakes Timber Framing; George Aldrich, Reinvention Brewing Co.; Patrick Nicoletta, MRB Group.

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 M. Chase, to accept the September minutes as written. Unanimously carried.

REINVENTION BREWING CO. – 9 NORTH MAIN STREET

Mr. George Aldrich introduced himself to the Board. He stated that they have currently entered into a purchase agreement with Mr. Edwin Williams, the owner of 9 N Main Street, with the intention of renovating it into a small local brewery and tasting room.

They will manufacture beer on premises, serving the majority of their volume on site in their tasting room. They do not plan for any large distribution truck traffic from the facility. The plan is for year round access. Proposed operating hours are Wednesday – Friday 4:00 pm to 8:00 pm; Saturday 12:00 pm to 8:00 pm; Sunday 12:00 pm to 5:00 pm.

Gordon Eddington, from the wastewater treatment plant, sent an email concerning the micro brewery waste discharge that will result from manufacturing beer. He recommended the following: Biochemical Oxygen Demand (BOD) 100-4000 mg/L; Total Suspended Solids (TSS) 100-400 mg/L; Fats Oil and Grease (FOG) 50-150 mg/L. He also would like the spent yeast removed from the bottom of the brewing vats prior to discharging the wastewater to the sewer system. The yeast is very high in BOD and TSS and very viscous, will not flow very well through the sewer system. A back-flow preventer is to be installed.

V. DelGatto asked if there was any explosion risk involved. Mr. Aldrich stated, no, as the carbon dioxide releases any pressure.

L. Gurewitch asked if there is any odor to the brewing. Mrs. Aldrich says odor is mild, could smell like a bread factory, most don't smell outside.

Chairman Chase inquired if he would consider combining the two parcels and make them one. He would consider it if required to.

V. DelGatto asked about signage. He will be using the existing sign and will make out an application when ready. Mr. Aldrich stated that there will be no changes to the outside of the building nor the parking lot.

A brewery license is needed to operate. He does not have one yet.

Mr. Aldrich stated that on occasion he was thinking of getting a food truck. Not his own, but have one come in. The Board told him that will have to be addressed as that will pertain to another zoning code.

The Board inquired if he would open the State Street entrance that was closed by the previous owner as the NYS Route 21 entrance is so near the traffic light intersection. He said it was closed because cars would cut through because of the traffic light. He might consider it.

J. Robinson reiterated that Mr. Aldrich will need to have any signage and food sales reviewed by the planning board. The Department of Transportation will be contacted if the sign is their right-of-way.

Mr. Aldrich stated that he has a purchase offer into Mr. & Mrs. Williams, he is waiting on bank approval, hope to close on the property in November, install equipment in January and possibly open in early spring.

**Resolution of the Village of Manchester
Planning Board
SEQRA (State Environmental Quality Review Act)**

A Short Environmental Assessment Form was submitted. J. Robinson made a motion to have the Village of Manchester Planning Board be lead agency, seconded by L. Gurewitch, voted on and unanimously carried and proceeded in reviewing the SEQR.

After completing Part II of the EAF, Ms. Robinson introduced the following NEGATIVE DECLARATION resolution, seconded by Mr. Gurewitch 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 George Aldrich, aka Reinvention Brewing Co.'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"
Judy Robinson	Voting	"AYE"
Vincent DelGatto	Voting	"AYE"
Laurent Gurewitch	Voting	"AYE"
Sean Schumacher	absent	

The resolution was thereupon declared duly adopted.

Judy Robinson then made a motion to give George Aldrich, Reinvention Brewing Co., preliminary site plan approval, seconded by Vincent DelGatto and put to roll call vote as follows:

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

The motion was carried.

Before final site plan approval is granted the board will review Ontario County Planning Board comments and any MRB Group findings.

MARC J. SCHAERTL – WOOD SHOP – 49 NORTH MAIN STREET

A site plan application was submitted by Marc Schaertl for a woodshop in the building owned by Mr. David Sanford at 49 N Main Street. Mr. Schaertl addressed the board stating he will be occupying 2000 sq feet of Mr. Sanford's building for a timber framing business. He was part of New Energy Works and is now going out on his own. He will be doing heavy timber construction of additions and outdoor structures. Material is Douglas Fir from the west coast, he picks up in Lake George NY. He uses his one truck with a trailer. No additional truck traffic.

All wood is inside, nothing outside. 60 – 70% of hours worked on job site. All sawdust is in a self-enclosed container, then brought to horse farm for bedding. All word scrap is used as fire wood.

This location has already had an environment review and will not be repeated for this project. Mr. Schaertl will be a tenant of Mr. Sanford.

RESOLUTION – FINAL SITE PLAN – MARC J. SCHAERTL

WHEREAS, the planning board has considered the application of Marc J. Schaertl, Fingerlakes Woodworking, 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

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

WHEREAS, Mr. David Sanford, owner of building at 49 N Main St., approves of this business,

THEREFORE, LET IT BE RESOLVED, that Marc J. Schaertl be granted final site plan approval with the conditions set forth above and hereafter.

BE IT FURTHER RESOLVED, that this final approval is contingent on Mr. Sanford completing his process of site plan approval

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

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

The resolution was then duly declared adopted.

SANFORD INDUSTRIAL CONTRACTOR’S – 49 NORTH MAIN STREET

Mr. David Sanford did not attend this evening’s board meeting.

FINGER LAKES MULCH & SOIL, LLC – ACCESS 155 STATE STREET

No one was in attendance representing Finger Lakes Mulch & Soil, LLC. No action taken. More site plan information is needed.

The meeting adjourned upon motion at 8:15 pm. The next Regular Planning Board meeting will be Tuesday, November 1, 2016 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer