

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
AND PUBLIC HEARING  
8 CLIFTON STREET  
DECEMBER 04, 2018**

**PUBLIC HEARING**

Present: Judy Robinson, Chairperson  
Vincent DelGatto, Jr  
Jake Kennelly  
Jennifer Davis

Absent: Laurent Gurewitch, Sean Schumacher

Others Attending: Simon Li, Harry Wang, Li Jun Wang, Donald Miller, Michael Buttaccio, Terri Valenti.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Robinson opened the **PUBLIC HEARING** 7:00 pm.

The Clerk read the legal notice that was posted in the Daily Messenger on November 16, 2018 and mailed to everyone within 500' of 46 Clifton Street. Ms. Paula Goodell-Laursen would like to have a home based business occupation, a massage therapist, at 46 Clifton Street. She would like to move her 13 year business from Canandaigua, NY to her home here in Manchester.

Due to a death in the family, Ms. Goodell-Laursen was unable to attend tonight's meeting. She did send a letter to be read:

*To whom it may concern,*

*I Paula Goodell-Laursen, LMT am seeking approval to relocate my established massage therapy practice of 13 yrs from Canandaigua NY, into my home at 46 Clifton St., Manchester NY starting in January 2019.*

*As a NYS licensed massage therapist (license copy enclosed), and Rodan and Fields skincare consultant, I specialize in musculoskeletal bodywork, consultations, and skincare product sales. For all intent and purposes, a small portion of my home with a separate entrance, as well as the first floor bathroom will be used in the clinical treatment process of clients. Given my home setup, and the nature of my profession as a licensed massage therapist (LMT), I will see and treat only one client at scheduled given times so that driveway parking is available and street congestion shall not be an issue to surrounding neighbors.*

*It is under NYS Law that I am required to follow a strict ethical code of conduct, as well as all HIPPA requirements for clients medical privacy.*

*I would be more than happy to answer any other questions if needed. Thank you for your time and I look forward to you reply on my request for permit.*

*Sincerely,*

*Paula Goodell-Laursen, LMT  
License Number: 02\*\*\*\*\*-1  
585-350-\*\*\*\*  
[\\*\\*\\*\\*\\*@yahoo.com](mailto:*****@yahoo.com)*

Chair Ms. Robinson stated that the Planning Board could leave the Public Hearing open until the next meeting if anyone had questions for Ms. Laursen who could attend then. She asked if the letter satisfied those present or if there were any questions that they might be able to answer.

No spoke for or against this home occupation.

The Public Hearing was closed at 7:10 pm.

Chairman Judy Robinson called the **REGULAR MEETING** to order at 7:11 pm.

Present: Judy Robinson, Chairperson  
Vincent DelGatto, Jr  
Jake Kennelly

Jennifer Davis

Absent: Laurent Gurewitch, Sean Schumacher

Others Attending: Simon Li, Harry Wang, Li Jun Wang, Donald Miller, Michael Buttaccio, Terri Valenti.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

In reviewing the minutes from the November meeting, Chairman Robinson objects to the following wording: *WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; so*; she feels that it is too definite. She would like the village attorney to advise. The minutes from the November meeting were not accepted at this time.

**PAULA GOODELL-LAURSEN – HOME OCCUPATION – SPECIAL USE PERMIT-  
46 CLIFTON STREET**

The Planning Board reviewed Code Section 100-58, Home Occupation, Special Use Permit required actions.

**RESOLUTION – SPECIAL USE PERMIT – PAULA GOODELL-LAURSEN**

WHEREAS, the proposed special use (Home Occupation) is consistent with the general intent of the village’s Comprehensive and Strategic Plans, and;

WHEREAS, the location, size and use of the structure involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the use district, and;

WHEREAS, the operation of the proposed special use is no more objectionable to the uses of nearby properties, by reason of no dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use, and;

WHEREAS, the proposed special use satisfies each and all standards and conditions specified for such special use by the relevant provisions of this Article, and;

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

WHEREAS, the Code Enforcement Officer (CEO) shall make an on-site visit not less than one (1) time each year to ensure that the use is being operated in accord with the conditions specified to protect public health and safety, the quality of natural resources and the value of property. If the CEO determines that a violation exists, the certificate of occupancy shall be null and void and a new special use permit application shall be required, and;

THEREFORE BE IT RESOLVED, that the Village of Manchester Planning Board, does hereby grant a special use permit to Paula Goodell-Laursen, for massage therapy, home occupation.

The above resolution was offered by Jake Kennelly, seconded by Jennifer Davis, and put to a roll call vote as follows:

Judy Robinson, Chairperson – “AYE”  
Vincent DelGatto, Jr – “AYE”  
Jennifer Davis – “AYE”  
Jake Kennelly– “AYE”  
Sean Schumacher– absent

The resolution was thereupon declared duly adopted.

A subdivision application was denied review at this time. A letter will be sent to the Zoning Board of Appeals.

The next Planning Board meeting date is 01/08/2019 at 7:00 pm. The meeting adjourned upon motion from V. DelGatto, Jr. seconded by J. Kennelly, at 7:35pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer