

**VILLAGE OF MANCHESTER
PUBLIC HEARING AND
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
DECEMBER 05, 2017**

Present: Judy Robinson, Chairman
Vincent DelGatto, Jr.
Laurent Gurewitch
Jake Kennelly

Absent: Sean Schumacher

Others Attending: Duane Lynn, Silas and Micky Patel, John Tyo, Atty., Mary Lou Abbott, Steve DeHond.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

PUBLIC HEARING FOR THE PURPOSE FOR A LOT LINE ADJUSTMENT

Chairman Robinson opened the Public Hearing at 7:00 pm.

The Clerk read the Legal Notice that was posted in the Daily Messenger on November 21, 2017. A request was received by Abbott Bros., Inc. for a lot line adjustment of two parcels No. 32.10-1-6.100, 70 N Main Street; and No. 32.10-1-1.220, 4099 Route 96. A preliminary map was submitted.

Chairman Robinson asked three times if there are any comments. No one spoke for or against the above request.

The Public Hearing was closed at 7:05 pm.

REGULAR MEETING

Chairman Robinson called the meeting to order at 7:06 pm.

A motion was made by V. Delgatto, Jr. to approve the November minutes, seconded by J. Kennelly, unanimously approved.

ABBOTT BROS INC – 70 N MAIN STREET – LOT LINE ADJUSTMENT

Abbott Bros. Inc., has requested minor subdivision approval by adjusting a lot line on the existing parcel being used as a gas station/convenient store. The reason for the application is the contemplated sale of said parcel. No development of the connected 9.802 acre parcel is proposed.

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing Part 1 of the SEAF.

After completing Part II of the EAF, Mr. DelGatto introduced the following NEGATIVE DECLARATION resolution, seconded by Mr. Kennelly 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 Abbott Bros., Inc. 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:

Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Absent	

The resolution was thereupon declared duly adopted.

Vincent DelGatto then made a motion to give Abbott Bros. Inc., preliminary site plan approval, seconded by Jake Kennelly and put to roll call vote as follows:

Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Absent	

The motion was carried.

RESOLUTION – FINAL APPROVAL MINOR SUBDIVISION – ABBOTT BROS., INC.

WHEREAS, the planning board has considered the application of Abbott Bros., Inc. in detail, and

WHEREAS, the Planning Board recommended the lot line change previously when approving the construction of the diesel pumps; and

WHEREAS, in order to contemplate the sale of 70 N Main Street, the line indeed needs to be moved; and no development is being proposed at this time for the connecting parcel; and

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

THEREFORE, BE IT RESOLVED, that Abbott Bros., Inc. be granted final approval of adjusting the lot line on parcels No. 32.10-1-6.100 and No. 32.10-1-1.220; and

BE IT FURTHER RESOLVED, that a final map be drawn for signature by Chairman Judy Robinson and filed with the Ontario County Clerk.

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

Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Jake Kennelly	Voting	“AYE”
Sean Schumacher	Absent	

The resolution was then duly declared adopted.

SOLAR ENERGY

The Board agreed that the Town of Manchester model of solar energy codes were acceptable in accordance with what was reviewed. A motion was made by Jake Kennelly that a recommendation be forwarded to the Village Board to adopt a Local Law as described by the Town of Manchester on Solar Energy, seconded by Vincent DelGatto, voted on and unanimously carried.

WINDMILL ENERGY

After discussing sample codes and reviewing the village code on windmills or wind generators, a motion was made by Judy Robinson that Section 100-60 titled Windmills or wind generators be removed from the Village Code, seconded by Jake Kennelly, voted on and unanimously carried.

The meeting adjourned upon motion at 8:15 pm.

The next Regular Planning Board meeting is Tuesday January 02, 2018 starting at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer