

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
DECEMBER 06, 2016**

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

Absent: Sean Schumacher

Others Attending: George Aldrich, Reinvention Brewing Co.

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 L. Gurewitch, to accept the November minutes as written. Unanimously carried.

**SANFORD INDUSTRIAL CONTRACTOR'S – 49 NORTH MAIN STREET**

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

**REINVENTION BREWING CO. – 9 NORTH MAIN STREET**

The Board reviewed comments from the Ontario County Planning Board and found no exception. MRB Group comments were also reviewed. To make the two parcels one parcel is encouraged by not mandatory for final site plan approval. The parking lot will be re-stoned to provide a safe and durable surface for patrons. There was a discussion concerning headlights into the residence at 4 State Street. It was decided that a planted buffer or fencing could be obstructive for the resident and may not be needed so wait to hear if any complaints and find a solution then. Prior to issuance of a Certificate of Occupancy, the existing water and sewer service will have a back flow prevention device in place approved by the village and the NYSDOH. Mr. Aldrich will check with CEO Steve DeHond as to the required parking spaces.

**RESOLUTION – FINAL SITE PLAN – REINVENTION BREWING CO.**

WHEREAS, the planning board has considered the application of George Aldrich, Reinvention Brewing Co in detail, and

WHEREAS, according to the Village of Manchester's Comprehensive Plan and Strategic Plan, surveys show that the issues that matter to the people of Manchester include encouraging business and industry in the village and also to promote employment and economic development, it was determined that Reinvention Brewing Co. coincides with those plans, and

WHEREAS, the Ontario County Planning Board reviewed the application, such applications present little potential for countywide or intermunicipal impact, and

WHEREAS, the NYS Department of Transportation has commented the site to be a minor commercial entrance and no mitigation is needed provided they do not propose any work to be done in the highway right-of-way; and

WHEREAS, the Manchester-Shortsville Wastewater Treatment Plant has reviewed the removal of waste with Mr. Aldrich plan and are in agreement to said plan; and

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

THEREFORE, LET IT BE RESOLVED, that George Aldrich, Reinvention Brewing Co., be granted final site plan approval with the conditions set forth above and hereafter.

BE IT FURTHER RESOLVED, that renovation will not begin until permits (if applicable) have been issued by all governmental agencies involved (State, Federal & Local), and fees paid and Code Enforcement's review of the parking spaces and any signage will need separate approval.

The above resolution was offered by J. Robinson, seconded by L. Gurewitch, 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.

**FINGER LAKES MULCH & SOIL, LLC – TAMARAC FARMS, LLC - ACCESS 155 STATE STREET**

Ontario County Planning Board (OCPB) completed a Technical Review. The applicant, owner of Green Renewable, Tamarac Farms, and Finger Lakes Mulch and Soil, LLC and tenant to Oldcastle Lawn and Garden Inc., is seeking site plan approval to expand south of existing Oldcastle operations onto a 15 acre parcel in the Village of Manchester. Applicant is proposing to construct designated areas for stockpiling and grinding of bark, pine chips, brush, mulch, and compost.

A conflict with Local Zoning is present under §100-37 E (1)...*at no time shall such use result in or cause: ...dust, smoke, smog, observable gas, fumes or odor or other atmospheric pollution, objectionable noise, glare or vibration that will be evident beyond the property line.* (2) *The manufacturing of goods...shall be performed in a fully enclosed building.* The application shows outside manufacturing which would need a use variance. (3) *Incidental storage out of doors may be permitted, provided that such materials are shielded..etc.* (4) *All permitted uses shall set aside not less than twenty percent (20%) lot area devoted to landscaping.* 100% coverage of parcel is being proposed. The parcel also adjoins the Town of Manchester, Residential and the Town of Farmington, Residential

The OCPB also commented on the Neighborhood & Intermunicipal impacts, with a note concerning the NYSDEC spill #1204265 petroleum spill. Other comments are reported in the Technical review that would need to be addressed. No action taken at this time. An informal get-together with the county, the village, code enforcement, engineers, and applicant, has been scheduled for December 13<sup>th</sup> at 2:30pm. V. DelGatto said he would attend.

The meeting adjourned upon motion at 7:40 pm. The next Regular Planning Board meeting will be Tuesday, January 3, 2017 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer