

**VILLAGE OF MANCHESTER**  
**REGULAR PLANNING BOARD MEETING**  
**8 CLIFTON STREET**  
**May 4, 2021**  
**COVID 19 PRECAUTIONS IN PLACE**

Present: Judy Robinson, Chairperson  
Jake Kennelly, Co Chairman  
Patricia Skolny  
Laurent Gurewitch

Absent: Vincent DelGatto, Jr

Others Attending: Melissa Tuccio, Timothy Tuccio, Marty Marianetti

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Ms. Robinson called the meeting to order at 7:00 pm.

The April minutes were approved upon a motion by L. Gurewitch, seconded by J. Kennelly, unanimously carried.

**TUCCIO'S BARGAIN OUTLET – 12 SOUTH MAIN STREET**

Meliss Tuccio addressed the Board explaining her business plan for 12 South Main Street. She will use an existing storefront for a retail store. The property is owned by Thunderbolt Properties LLC, with owner Marty Marianetti present at the meeting. He is in full support of her plan.

Ms. Tuccio will offer the resale of returned and overstock merchandise that she receives by the pallet and pays wholesale prices. She will take the merchandise off the pallets that are delivered to her home, then transported to the store. There are all kinds of products, household items and furniture (excluding food). No hazardous products. No truck delivery. Hours are Wednesday & Friday 5pm to 9pm. Saturday 9am to 6pm and Sunday 10am to 6pm. They will park behind 12 S Main Street, other parking will be on Main Street and the Municipal Parking Lot.

They understand that a separate sign application will be needed to put up a sign. Code Enforcement has no objections to this proposal.

**FINAL SITE PLAN APPROVAL – MELISSA TUCCIO – 12 SOUTH MAIN STREET**

WHEREAS, Melissa Tuccio has submitted a site plan application to operate a retail store at 12 S Main Street; and

WHEREAS, the planning board has considered the application of Melissa Tuccio in detail; and

WHEREAS, the project will not be detrimental to the public and will have no significant environmental impact; and

THEREFORE, LET IT BE RESOLVED, that Melissa Tuccio, DBA Tuccio's Bargain Outlet, is granted FINAL plan approval.

BE IT FURTHER RESOLVED, Ms. Tuccio will return to the Planning Board with a sign permit application.

The above resolution was offered by J. Kennelly, seconded by P. Skolny, and put to roll call vote as follows:

Chairman Judy Robinson	Voting	“AYE”
Jake Kennelly	Voting	“AYE”
Vincent DelGatto, Jr.	ABSENT	
Laurent Gurewitch	Voting	“AYE”
Patricia Skolny	Voting	“AYE”

The resolution was then duly declared adopted.

**ZONING MAP CHANGE REQUEST – ANGEL MONTANEZ – CRNR S MAIN AND LEHIGH AVENUE**

The Village Board of Trustees requested a recommendation from the Manchester Planning Board on the wish of Mr. Angel Montanez to change his vacant land under parcel no. 44.05-1-14.000 from Residential-1 to Commercial-1. His interest is to building an ice cream shop.

The Planning Board reviewed the information. During the update of the comprehensive plan this area was targeted to be commercial. A motion was made by P. Skolny, seconded by L. Gurewitch, to recommend that the Village of Manchester proceed to allow this zoning change.

An application was sent to Ontario County Planning Department for their review and recommendations.

No other business.

Motion to adjourn was given by L. Gurewitch, seconded by J. Kennelly; meeting was adjourned at 7:30 pm.

Next meeting date is Tuesday, June 1, 2021 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer