

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
JUNE 01, 2021  
COVID 19 PRECAUTIONS IN PLACE**

Present: Jake Kennelly, Co Chairman  
Patricia Skolny  
Laurent Gurewitch

Absent: Judy Robinson, Chairperson ; Vincent DelGatto, Jr

Others Attending: Mary Steblein, LaBella; Stacy Bartl, Larissa Rosario and Eric Thorne, RGE

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Mr. Kennelly called the meeting to order at 7:00 pm.

The May minutes were approved upon a motion by L. Gurewitch, seconded by P. Skolny, unanimously carried.

**ROCHESTER GAS & ELECTRIC CO (RG&E) – 70 SOUTH AVENUE, STATION NO.156 – SITE PLAN REVIEW AND SPECIAL USE PERMIT**

Ms. Steblein, from LaBella, addressed the Planning Board stating that RG&E proposes to rebuild Substation 156. It was original built in 1945 to 1948. The existing equipment is outdated and repair of is limited due to the age. Modernization will also allow the utility to remotely operate switches when necessary. This substation is an essential service and will require a special use permit.

Proposed improvements include the installation of a new substation. Improvements include:

- Adding one GIS (Geographic Information System) Control House (32'x50' Parkline manufactured building)
- Installing appropriate grounding within the station and at the perimeter
- Installing conduit and cable trench, and underground concrete duct banks
- Constructing a new substation yard to accommodate the control house, transformer, and fence
- Perimeter, work and building lighting
- Adding a privacy fence to screen the substation from the adjacent residential neighbor
- Laying 4 ' width concrete sidewalks in the front of the property

The station is not manned and does not require water or sanitary service. The proposed improvements will not generate an increase in traffic and no additional parking will be needed. Disturbance of land will be under one acre. The proposed fence is 8' tall with barbed wire top outrigger (an additional foot) to meet the RG&E standards for safety.

A copy of this application has been submitted to the Ontario County Planning Department for their review at their June 10<sup>th</sup> meeting. Their comments will be done prior to the next meeting. A copy was also given to the village engineer (MRB Group) for their professional guidance. The State Environmental Quality Review (SEQR) will be done next month. The Short Form was submitted.

Stacy Bartl, Community Outreach for RGE, distributed a public information sheet describing the project.

A Public Hearing and next meeting will be set up for July 6, 2021 at 7:00 pm. All those within 500' of the project area will be notified to attend.

A motion was made by L. Gurewitch, seconded by P. Skolny to adjourn. The meeting was adjourned at 7:20 pm.

Next meeting date is Tuesday, July 6, 2021 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer