

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JULY 6, 2021
COVID 19 PRECAUTIONS IN PLACE**

Present: Judy Robinson, Chairman
Jake Kennelly, Co-Chairman
Patricia Skolny
Jon Foster

Absent: Laurent Gurewitch

Others Attending: Mary Steblein, LaBella; Stacy Bartl, Larissa Rosario, Eric Thorne, RGE; Patrick Nicoletta, MRB Group; Jon & Cortnie Halsted.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

PUBLIC HEARING – RGE SUBSTATION 156 UPGRADE

The Public Hearing opened at 7:00 pm. The clerk read the hearing notice that was posted and sent to everyone within 500 feet.

Mary Steblein, from LaBella, representing RGE, presented the Substation No. 156 Transformer and Facilities Upgrade to those in attendance. The Substation is located at 70 South Avenue. The objective of the facility's upgrade is to improve reliability (reduce outages), enhance the overall capacity and reinforce the Canandaigua network.

Mr. & Mrs. Halsted were surprised at the site plan drawings. They thought that they had more land than what is being shown. They also thought the station was going to be closer to the road not across from their back yard. RGE met with the Halsted's prior to this evening's hearing. Mr. Halsted stated the plans presented tonight are not the one they saw. Note: The Site plan was re-done so to avoid needing a variance for less than 100' distance from Halsted's house.

A discussion followed on the boundary line and the fencing that RGE offered to erect for the Halsted's. Mr. & Mrs. Halsted are also concerned about the noise. They said they can hear it now. Jon Foster asked RGE if a modern substation may have lower decibel levels, if current equipment may be quieter. RGE concurred.

Jake Kennelly stated that we need to be sensitive to the property line, the trees, and the fence. Privacy will be first. We can accommodate both sides. Close the public hearing and give conditional approval for site work. Then hold issuing the building permit.

RGE: this is an unmanned station. After it is built, any traffic will be minimal.

The clerk read the comments from the Ontario County Planning Department from their meeting. They mentioned the site plan should show proposed security and privacy fencing,

perimeter lighting and sidewalk. The existing substation will be removed. They also mentioned will there be any streetscape plantings or proposed vegetation for screening?

Code Enforcement sent a statement that they recommend the project.

A motion was made by Patricia Skolny to keep the Public Hearing open until the next meeting. Seconded by Judy Robinson. It was put to a roll call vote: J. Kennelly, Nay; J. Robinson, Aye; P. Skolny, Aye. The Public Hearing will remain open until the next meeting.

The Planning Board will hold a Special Meeting on July 19, 2021 at 7:00 pm. At that time the Public Hearing will be reconvened and the special meeting will be conducted. At that time both RGE and Jon & Courtnie Halsted will provide survey maps filed with the Ontario County Clerk's office showing their boundary lines.

REGULAR MEETING

OATH OF OFFICE

Jon Foster took the Oath of Office as a Planning Board Member for the term of 5 years to 3/31/2026.

ROCHESTER GAS & ELECTRIC COMPANY – 70 SOUTH AVENUE

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing Part 1 of the State Environmental Quality Review. J. Kennelly motioned to accept Part 1 SEQR; P. Skolny seconded the motion, carried unanimously. Part II and Part 3 will be completed at the next meeting.

The Board, Pat Nicoletta (MRB) and RGE went over the letter from MRB Group dated July 1, 2021. The items were answered satisfactorily.

The decommission of the current substation is still being discussed, along with the vegetation management. A sidewalk will be provided to the village and a privacy fence for Mr. & Mrs. Halsted.

More information will be available at the next meeting.

MAP AMENDMENT – LEHIGH AVENUE

The Board was informed that the Village Board of Trustees denied the zoning change request from Angel Montanez for his property on Lehigh Avenue. Mr. Montanez wanted his land changed from Residential 1 to Commercial 1.

A motion was made by J. Kennelly to adjourn the meeting, seconded by P. Skolny, meeting adjourned at 8:45pm.

Next special meeting date is Monday July 19, 2021 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer