

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
JULY 11, 2023**

Present: Judy Robinson, Chairwoman  
Jake Kennelly, Co Chairman  
Patricia Skolny  
Jon Foster  
Laurent Gurewitch

Absent: Sean Schumacher, Alternate

Others Attending: Marty Barnett, CEO; Doug Templeton, Hanlon Architects; Logan Rockcastle, Marks Engineering; Lydzaida, Angel Jr, Candice, Montenez; Michael Miglaccio, ZBA Chairman; Pat Nicoletta, MRB Group.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by J. Kennelly, seconded by P. Skolny, to approve the June minutes, voted on and carried.

**ANGEL MONTANEZ – 114 SOUTH MAIN STREET – SITE PLAN REVIEW**

An application for site plan approval for an ice cream/pizza shop has been submitted by Angel Montanez of Lehigh Avenue. It appears that an area variance is also needed. The Board is sending the plans to the village engineer, MRB Group; Ontario County Planning; and the Department of Transportation.

L. Rockcastle addressed the Board giving the proposal of Mr. Montanez. They would like to put a 60' x 36' restaurant building on the corner of Lehigh Avenue and NYS Route 21 (South Main Street) for an ice cream and pizza shop.

This is a Commercial district and a permitted use. It does need an area variance for an 11' setback where 20' is required.

MRB Group gave a preliminary review and the project was discussed. Included was the applicant should provide a Statement of Operations referencing all indoor and outdoor operations. The statement should include information such as hours of operation; traffic; storage of materials; etc.

The Board would like to see no parking signs on Lehigh Avenue and landscaping for a northern buffer. Ms. Montanez stated the hours are going to be 10:00 am to 9:00 pm. Mr. Rockcastle added that all lighting is on the building is dark sky compliant and there are 11 parking spots with two handicapped. All signage will be on the building also. Mr. Kennelly asked if there will be a bike rack. Mz. Montanez said yes. P. Nicoletta from MRB state a SHPO submittal was necessary so a "No effect" letter would be on file. The Board would like to see communication with the neighbors and get their feedback. More information is needed before setting a date for a Public Hearing. Pat N. told the Board to wait on the Environmental Review (SEQR) and becoming lead agency until the results of the variance.

Chair Judy Robinson asked questions on the presented short form assessment. Much was referred to as a "pre-fill" answer. Ms. Robinson pointed out that it should be corrected as there are incorrect answers. Information will be complete when they do the Long Form EAF.

The schedule will be: Zoning Board of Appeals will meet on Wednesday, August 2nd at 7:00 pm. The Planning Board will meet on Tuesday, August 8<sup>th</sup> at 7:00 pm.

There was a discussion on the needs of the neighbors and the project should be sensitive toward them. Code Enforcement stated that the site plan is an approved use in a C-1 and construction would be watched over by them.

A motion was made by L. Gurewitch to give a positive recommendation to the Zoning Board of Appeals to grant the variance contingent on any impactful changes, seconded by J. Foster, voted on and carried.

A motion to close the meeting was given by L. Gurewitch, J. Kennelly seconded. Meeting adjourned at 8:20pm.

Next meeting date is Tuesday, August 8, 2023 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer