

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD JANUARY 6, 2009**

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

Absent: None

Others attending: John Barry

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:00 pm.

The minutes from the December meeting were reviewed and approved.

LETTER FROM CEO STEVE DEHOND

A letter was received from Code Enforcement Officer Steve DeHond after the board requested information concerning the construction of the Barber property on Main Street. The following is an excerpt from that letter: *The building has a one-family apartment on the second floor. At this time the first floor will remain empty. Mr. Barber would like to find a commercial use for the first floor. At that time he would be required to go in front of the Planning Board for site plan approval and/or use permits depending on the use. He plans on living there himself. There is parking on the north side of the restaurant for the apartment. The use has been residential for a number of years. He rebuilt in the same footprint, even using the same foundation and footer. Sections of the code to look at would be 100-47-D, 100-49, 100-16-3, and 100-16-4.* Chairman Chase requested that the above be recorded into the minutes.

Mr. DeHond also reviewed the plans for the dentist office at 4 State Street and finds them complete, though due to the project being within 500 feet of a state highway, the application will have to go to the Ontario County Planning Board for review.

UPDATE VILLAGE CODE BOOK

Judy Robinson reported that she recently attended a village board meeting and has received approval from the village board to update the code book. Chairman Chase appointed Ms. Robinson as Committee Leader for updating the code book. She will contact volunteers for that committee and report next month.

REQUEST FOR SITE PLAN APPROVAL-DENTIST OFFICE-4 STATE STREET

An application was submitted by Dr. Alan Litvinov, DDS, of Penfield, NY and property owner, Michael Murphy to request site plan approval for operating a dental practice at 4 State Street. The practice will have up to two chairs. Hours of operation will be Wednesday and Friday from 8am to 7pm, and Saturday from 8am to 1pm. Eventually hours could be extended to Monday through Saturday. A parking agreement has been signed the owners and tenant of the adjourning Ice Cream Shoppe allowing ample parking. Planning Board Member John Schram feels that the front parking may be crowded when there is snow accumulation, but also noted that there is street parking available. As to no handicap accessibility, Dr. Litvinov's current practice has no access either, he refers patients with those requirements to dental practices of colleagues who do have handicap accessibility. All waste products are Environmental Protection Agency (EPA) regulated.

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing the SEQR. After completing Part II of the EAF, Chairman Chase introduced the following **NEGATIVE DECLARATION** resolution, seconded by Mr. DelGatto who moved its adoption:

WHEREAS: In accordance with Section 8-0113 Article 8 of the New York Environmental Conservation Law, the Planning Board of the Village of Manchester has conducted an initial review to determine whether a dental practice at 4 State Street may have a significant affect on the environment, and;

WHEREAS: The Planning Board has compared the application and plans submitted with the criteria set forth in Part 617.7 of the Regulations, and;

NOW, THEREFORE, BE RESOLVED, The Planning Board of the Village of Manchester, as lead agency, has determined on the basis of that review that (1) The proposed project constitutes an “Unlisted Action” since it has not been classified as a Type 1 Action or a Type II, and (2) that the proposed action described will not have a significant environmental impact and an Environmental Impact Statement will not be prepared.

The above resolution was put to roll call vote, which resulted in the following:

Michael Chase	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
John Schram	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”

The resolution was thereupon declared duly adopted.

Laurent Gurewitch then made a motion to give Dr. Alan Litvinov, DDS, **PRELIMINARY SITE PLAN APPROVAL** contingent upon Ontario County Planning Board comments, and excluding any signage at this time, seconded by John Shram and put to roll call vote as follows:

Michael Chase	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
John Schram	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”

The motion was carried.

The next Planning Board meeting will be Tuesday, February 3, 2009 at 7:00 pm.

Meeting adjourned on motion at 8:05 P.M.

Submitted by,

Rita J. Gurewitch
Village Clerk/Treasurer