

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JANUARY 08, 2013**

Present: Judy Robinson, Co-Chairperson
John Schram
Laurent Gurewitch

Absent: Michael Chase, Chairman, Vincent DelGatto, Jr

Others Attending: John Mullen, Justine Mott; Glenn Thorton, Sidney Cutt, Lynda Cutt; Richard Rice, Leslee Rice, Joe Nicosia; Patrick Nicoletta. MRB Group.

Recording: Rita J. Gurewitch, Clerk

Co-Chairperson Judy Robinson called the meeting to order at 7:00 pm. The minutes from the November meeting were approved upon motion from John Schram, seconded by Laurent Gurewitch. The minutes from the December meeting were also approved upon motion from John Schram, seconded by Laurent Gurewitch and unanimously carried.

SIDCO CORPORATION – 58 NORTH AVENUE

Co-Chair Judy Robinson explained that the area variance was granted by the Zoning Board of Appeals for Sidco's request for the side set back of 39.43 feet instead of 100 feet stated in the Zoning ordinance. This being granted, the project is a permitted use in an Industrial zone. Ms. Robinson also explained that this is a meeting, not a public hearing so comments would be allowed at the end of the meeting. She also noted that all the comments made at the Zoning Board of Appeals public hearing are on record and have been reviewed by the Planning Board. The Town of Manchester Planning Board submitted their comments for the Planning Board stating "to forward a favorable recommendation to the Village of Manchester with the comment that the plans for the retention pond and screening have been well thought-out and laid out."

Ms. Robinson expressed that according to the Village of Manchester Comprehensive Plan and Strategic Plan, surveys show that the issues that matter to the people of Manchester include encouraging business and industry in the village and also to promote employment and economic development. This expansion would follow the intent of those plans.

Mr. Glenn Thorton, Engineer for Sidco Corp. gave an overview of the project to put an addition onto the existing building. This expansion is a four phase project and Mr. Thorton would like all four phases approved at one time.

Village Engineer Pat Nicoletta from MRB Group discussed the way to go over all four phases with Glenn Thorton as the current MRB comments are only for Phase 1. They will work together going over the comments and get a complete plan put together. A discussion ensued on an access easement to the Village and an access road that should be provided in case of lack of maintenance. Property owner would prefer not to have access. This issue must be presented to the Village Board and Dept. of Public Works Supervisor for further review.

SIDCO CORP – LEAD AGENCY

The following Resolution was offered by Laurent Gurewitch, who moved its adoption, seconded by John Schram to wit:

WHEREAS, the Village of Manchester Planning Board has received a site plan application submitted by Sidco Corporation for an addition to their filter manufacturing building; and

WHEREAS, the proposed Action is subject to review pursuant to the State Environmental Quality Review Act (SEQRA) as an UNLISTED action; and

WHEREAS, it is likely that the Village of Manchester Planning Board will serve as Lead Agency throughout the environmental review process incident to the review and implementation of the Action; and

WHEREAS, in order to aid the Planning Board in determining whether the Action may have a significant adverse effect on the environment, the Planning Board has caused to be prepared a Full Environmental Assessment Form (FULL EAF) for the Action; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of Manchester, Ontario County, New York, as follows:

1. The Planning Board of the Village of Manchester hereby declares its intention to act as Lead Agency for the purpose of conducting an environmental review under the State Environmental Quality Review Act (SEQRA) with regard to the proposed Action since the environmental, social and economic impacts of the proposed Action will primarily be of local significance.
2. The Planning Board of the Village of Manchester hereby declares its intention to consider the proposed Action as related Action for purposes of review under SEQRA.
3. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Co-Chairman to execute and date the Full Environmental Assessment Form for the proposed Action.
4. The Planning Board of the Village of Manchester hereby authorizes and directs the Planning Board Chairman to forward a copy of the Full Environmental Assessment Form for the Action, together with a copy of this Resolution, to the Involved and Interested Agencies identified on the List attached hereto with the request that said Agencies notify the Village of Manchester Planning Board if they have any objection to or comments concerning the Planning Board acting as Lead Agency in this matter.
5. The Planning Board of the Village of Manchester hereby directs the Village Clerk to maintain for public inspection a file containing a copy of this Resolution, the Full EAF's, all other submissions to date and all further communications or correspondence which the Planning Board may receive concerning this matter from other interested agencies or parties.

This Resolution shall take effect immediately.

The above resolution was put to a roll call vote, which resulted as follows:

Michael Chase	Absent
Judy Robinson	VOTED "AYE"
Vincent DelGatto	Absent
John Schram	VOTED "AYE"
Laurent Gurewitch	VOTED "AYE"

The resolution was thereupon declared duly adopted.

After completing Part II of the Full EAF, Ms. Robinson introduced the following NEGATIVE DECLARATION resolution, seconded by Laurent Gurewitch 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 the Sidco project 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	Absent	
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Absent	
John Schram	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”

The resolution was thereupon declared duly adopted.

A discussion followed on concerns from the public, those being vandalism, fencing, the pond, and buffers.

MRB Group and Thorton Engineering will work together to present a fully completed site plan on all phases to be reviewed by Ontario County Planning Department for their February meeting. The Village of Manchester Planning Board will meet again for Sidco Corp on March 5, 2013.

The meeting adjourned upon motion at 9:05 pm. The next Regular Planning Board meeting will be Tuesday, February 5th at 7:00 pm.

Submitted by,

Rita J. Gurewitch
Village Clerk/Treasurer