

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JANUARY 08, 2019**

PUBLIC HEARING

Present: Judy Robinson, Chairperson
Jake Kennelly
Jennifer Davis

Absent: Vincent DelGatto, Jr; Laurent Gurewitch, Sean Schumacher

Others Attending: Simon Li, Joel Shertock(sp), Brennan Marks, Lavo Lab LLC; Tim Record, Marty Barnett, Deputy Code Enforcement Officer, Mary Lou Abbott.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Robinson called the meeting to order at 7:05 pm.

A motion was made by Jake Kennelly to approve the December minutes, seconded by Jennifer Davis, unanimously approved.

SUBDIVISION OF LAND – MALCHO’S MANCHESTER MART – 4099 STATE ROUTE 96

An application was submitted by Malcho’s Manchester Mart, 70 N Main Street, for a lot division on Parcel No. 32.10-1-1.222 that borders NYS Route 96 and Vanderwall drive in the Village of Manchester. The initial application needed an area variance from the Zoning Board of Appeals (ZBA). They requested a rear setback of 5’ and village code states 25’ in a commercial district. The ZBA approved the area variance on January 2, 2019. A Pre-Existing Certificate of Nonconformance was submitted. The certificate certifies that under Village of Manchester Tax Parcel ID 32.10-1-1.222, the two residences located at 1 and 3 Vanderwall Drive are non-conforming uses. If/when the 2019 subdivision to divide this parcel takes place, no further subdivision/development or building will be allowed on Lot 2 connected to Vanderwall Drive.

Chair Robinson mentioned the non-conformities that may have to be addressed when the property is sold.

1. An agreement/easement will need to be in place for the driveway going through neighbor’s property.
2. The land is currently zoned Commercial. May want to change to Residential to coincide with the neighborhood property.
3. Two residences on one property.
4. No further building or sheds are to be allowed.
5. Existing utilities need to be marked on the map.

Ms. Robinson continued saying this neighborhood has been in its present state for many years. By creating a rear border, it will show no visual change. It will be the same. At this time, she asked the members if they have any questions or concerns.

A motion was made by Jennifer Davis to allow the subdivision for Malcho’s Manchester Mart, LLC aka Kenneth Malcho, Parcel 32.10-1-1.222 going from one lot to two lots according to the map provided, seconded by Jake Kennelly, voted on and unanimously carried.

LAVO LAB, LLC – SITE PLAN APPROVAL APPLICATION – 7 WEST AVENUE

Lavo Lab, LLC is looking into purchasing the property at 7 West Avenue, formally occupied by Pacemaker Steele. They have submitted an application for site plan approval for a chemical blending facility for detergents. The intended use for this building is to manufacture soaps, detergents and rinsing agents that are used for domestic and commercial use. The Planning Board determined that the application is incomplete.

Chairperson Robinson informed the applicant and their engineer that the Planning Board will not start the examination of this application until more information is available for review. Ms. Robinson stated that the Village Engineer, MRB Group, will contact their engineer, MarksEngineering to set up meetings to go over the plans. Various organizations (Department of Environmental Conservation, NYS Department of Health, Ontario County Planning, Manchester-Shortsville Wastewater Treatment Plant, Manchester Fire Department et.al.) will be involved with the overview and a coordinated review will need to be followed. The course of action could take a while. When all the information is in place, a Public

Hearing will be announced. This way the information will be available. The Board members reassured the applicant that the delay is not a deterrent but a process that needs to be followed. Next step is that the Engineers meet and go over the plans and begin the progression.

ONTARIO COUNTY FREIGHT CORRIDOR DEVELOPMENT PLAN/IMPACT STATEMENT

The Clerk informed the Board that a Draft Ontario County Freight Corridor Development Plan and Draft Generic Environmental Impact Statement is available for review online at the Ontario County Website and is still active for comment.

PUBLIC COMMENT

Mr. Tim Record asked the Lavo Lab representatives if distribution to customers will be large mass drums or small containers. They replied small containers.

Mr. Record also commented on the Rail Corridor stating that there is only 13 miles of the original Lehigh Valley Railroad line left and it is located here. A short discussion followed on local history.

LETTER FROM FARMINGTON PLANNING BOARD – OLDCASTLE LAWN AND GARDEN

A copy of a letter written to Melissa Keifer, Environmental Director for Oldcastle Lawn and Garden, with enclosures, was provided the Village of Manchester Planning Board to keep apprised of the Site Plan application in the Town of Farmington. They have not received Final Site Plan approval from Farmington as yet. Copy of the letter is on file in the Oldcastle file in the Clerk's office.

OATH OF OFFICE

Jacob (Jake) Kennelly took the Oath of Office for Planning Board Co-Chairman and will continue his work with the Planning Board. His term expires 3/31/23.

The next Planning Board meeting date February 05, 2019 at 7:00 pm. The meeting adjourned upon motion from Judy Robinson, seconded by J. Kennelly, at 7:45pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer