

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD APRIL 05, 2011**

Present: Michael Chase, Chairman
Laurent Gurewitch
Judy Robinson

Absent: Vincent DelGatto, Jr., John Schram

Others Attending: Rich Evans, Mark L Smith, Jonathan Baker, Pacemaker Steel; Maureen Duggan, IDA; Jayne & Martin McMillan, Holger Stave

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:00 pm. The minutes from the March meeting were approved upon motion by Laurent Gurewitch, seconded by Judy Robinson.

49 NORTH MAIN STREET – MCMILLAN HOLDINGS, LLC – SIGN APPLICATION

An application was submitted by applicant Martin McMillan for a sign permit at 49 North Main Street.

There will be three (3) wall mounted on north façade of building, one 4' x 39', one 4' x 23' and one 4' x 20' for a total of 308 sf. Also two (2) 4' X 8' (32 square feet) ground embedded on posts. Lighting on ground signs only 200 w hps. Application complies with sign codes on size and number. Ontario County Planning Board findings state that *signs that comply with local dimensional requirements will have the minimal practical level of impact on community character*. They will make no formal recommendation to deny or approve this application. A letter from Code Enforcement Officer Steve DeHond dated March 24, 2011 to the Ontario County Planning Board stated *All signs on the new application are in compliance with the village code as per size and number of signs*. Noted is that the mural of the flag is ok, but cannot have any form of advertising associated with it.

A motion was made by Judy Robinson, seconded by Laurent Gurewitch, to approve the sign permit for Mr. McMillan, voted on and unanimously carried.

At this time, Mr. McMillan submitted an adjustment to the site plan, which will have to be referred to Ontario County Planning Department and the village engineer, MRB Group and cannot be reviewed at this time.

PACEMAKER STEEL & PIPING OF ROCHESTER – 7 WEST AVENUE – SITE PLAN

Box 29 Corp. (the “Company”) and Pacemaker Steel & Piping of Rochester, Inc. (the “Sub lessee”) have submitted an application to the Ontario County Industrial Development Agency to provide financial assistance to the company and sub lessee relating to the acquisition of approximately 5.6 acre parcel of land and a 47,500 square foot industrial/manufacturing building at 7 West Avenue. They would like to renovate the existing building and purchase equipment.

Mr. Rich Evans addressed the board explaining the business of Pacemaker Steel & Piping of Rochester. They are a business currently located in Binghamton and Utica NY. They have been in business for 50 years and would like to broaden into the Rochester market. They are not a foundry. They are known for steel processing and distribution. There will be no painting or welding. No toxic chemical use and lubricants are water soluble. They are a re-seller and don't produce a lot of scrap. They use prime metal only (clean). Scrap is re-cycled. Most activity will be inside. A crane system will be down the middle of the building and all work will be internal. They will hire about 9 employees. They are hoping to open in September. Reduce Pressure Zone (RPZ) device is done and proof will be submitted. They will check with the Wastewater Treatment Plant for any inspections for sewer plant.

This type of business is a current permitted use in an Industrial-1 zone.

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. 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 Pacemaker Steel 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	Voting	“AYE”
Judy Robinson	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
John Schram	Absent	
Vincent DelGatto	Absent	

The resolution was thereupon declared duly adopted.

RESOLUTION – FINAL SITE PLAN – PACEMAKER STEEL & PIPING OF ROCHESTER, INC.

WHEREAS, the planning board has considered the application of Pacemaker Steel & Piping of Rochester, Inc. in detail, and

WHEREAS, according to the village’s 2005 Comprehensive Plan, a survey stated over 90% said ‘yes’ to *Should the Village actively encourage business and industry to locate in the Village?*, over 80% said ‘yes’ to *Should the Village provide businesses with tax breaks to encourage them to locate and provide employment opportunities?*, and according to the 2006 Strategic Plan, Community Wide Goals stated to *promote and encourage light industrial development in the southwestern portion of the Village and work with the Industrial Development Agency to market the Village to potential businesses that may be making relocation decisions*, and

WHEREAS, the Ontario County Planning Board reviewed the reuse of the existing industrial building, with no new development and includes only permitted uses with no expansion of the building or paved area, such applications present little potential for countywide or intermunicipal impact, and

WHEREAS, the truck route is established as West Avenue to State Street to NYS Route 21 until a connection is made to Merrick Circle from Westplex Drive to provide an alternative route, and

WHEREAS, the applicant will require a Reduce Pressure Zone (RPZ) device and report on test and maintenance of Backflow Prevention Devices according to NYS Department of Health regulations, and

WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; so

THEREFORE, LET IT BE RESOLVED, that Pacemaker Steel & Piping of Rochester, Inc. be granted final site plan approval with the conditions set forth above and hereafter.

BE IT FURTHER RESOLVED, that renovation will not begin until permits (if applicable) have been issued by all governmental agencies involved (State, Federal & Local), and fees paid.

The above resolution was offered by Laurent Gurewitch, seconded by Judy Robinson, and put to a roll call vote as follows:

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

The resolution was then duly declared adopted.

Code Enforcement Officer Steve DeHond will meet with them in regard to a building permit. When signage is finalized they will submit a sign application at that time.

Meeting adjourned upon motion at 8:15 pm. The next Regular Planning Board meeting will be Tuesday, May 3, 2011, 2011 at 7:00 pm.

Submitted by,

Rita J. Gurewitch
Village Clerk/Treasurer