

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD May 04, 2010**

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

Absent: None

Others attending: Steve DeHond, Richard Deys

Recording: Rita Gurewitch, Clerk

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

The minutes from the March meeting were approved upon motion by John Schram, seconded by Judy Robinson.

OLD BUSINESS:

A discussion of the Barber property at the rear of 9 South Main Street was presented. The clerk stated that the Mayor will be having a meeting with an Ontario County IDA (Industrial Development Agency) CDBG (Community Development Block Grant) representative to discuss options.

89 SOUTH MAIN STREET – RICHARD DEYS AKA SANDMAN’S

Mr. Richard Deys informed the Board that he is looking to expand his current business. The building he is in now (15 Route 350, Macedon NY) is too small and he would like more space. He approached property owner, Jason Boor, to contract to rent for one year with the option to purchase the property. Mr. Deys stated that he would be making interior and exterior improvements spending approximately \$50,000.

The property currently is occupied by an owner occupied apartment, MB Harvester company (tenant), and church (tenant). Mr. Deys is seeking to occupy the rear section for sandblasting and coating business. Building will have a vacuum system so that no dust will be present. He recycles and self monitors and uses DEC (Dept of Environmental Conservation) guidelines though none are specifically required under NYS or DEC. He currently employees five people and will be hiring two more by years end if business grows as expected. He has already contacted Finger Lakes Railways for possible transport.

Hours of operation will be 8:00 am to 5:00 pm. Occasional Saturdays and 6:30 pm closing. It can be loud at times if the door is open for large pieces of equipment they are working on.

CEO (Code Enforcement Officer) Steve DeHond told Mr. Deys and the Planning Board that plans and drawing will be needed for him to review. Ms. Robinson asked about DEC regulations in regard to the paint booths and Mr. DeHond stated those regulations are under his inspections.

A site plan application was submitted to the Ontario County Planning Board (OCPB). An Administrative Referral Review was completed by OCPB for site plan review for change of use in an existing structure. The following recommendations were determined:

Policy AR-4: Use of existing facilities for a permitted use with no expansion of the building or paved area.

Applications involving only the use of existing facilities for a permitted use with no expansion of the building or paved area have been determined by this Board to be a category of referrals with no potential countywide or inter-municipal impact. Applications for specially permitted uses or the addition of drive through service are not covered under this policy and will require full board review.

Final classification shall be Class 1

Findings:

1. Applications addressed by this policy propose no new development.
2. Applications addressed by this policy include only permitted uses.
3. Such applications present little potential for countywide or inter-municipal impact.

Final Recommendation – *The OCPB will make no formal recommendation on the application since it involves only the use of existing facilities for a permitted use with no expansion of the building or paved area (Class 1)*

Policy AR-7: Signs

OCPB has identified the following roads as primary travel corridors for tourists visiting Ontario County including Route 21. The intent is to protect the character of development along these corridors by encouraging local board to adhere to their adopted laws as much as possible.

Findings:

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: *The OCPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.*

A discussion followed about signage for Mr. Deys. No formal application has been submitted. He will need additional permits for signage and a fence. Refer to Sign Regulations, Article XII, § 100-75(C) and 100-75(D).

A Short Environmental Assessment Form was submitted. The board proceeded in reviewing the SEQR.

After completing Part II of the EAF, Mr. DelGatto introduced the following NEGATIVE DECLARATION resolution, seconded by Ms. Robinson 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 Sandman’s project (Mr. Richard Deys, tenant; Mr. Jason Boor, owner) 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”

The resolution was thereupon declared duly adopted.

Vincent DelGatto then made a motion to give Mr. Richard Deys, preliminary site plan approval and allow one temporary sign no larger than 24 square feet, seconded by Laurent Gurewitch and put to roll call vote as follows:

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

The motion was carried.

Meeting adjourned on motion at 7:15 pm.

The next Regular Planning Board meeting will be Tuesday, June 01, 2010 at 7:00 pm.

Submitted by,

Rita J. Gurewitch
Clerk/Treasurer