

**VILLAGE OF MANCHESTER  
PUBLIC HEARING AND  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
MAY 5, 2015**

Present: Michael Chase, Chairman  
Sean Schumacher  
Laurent Gurewitch  
Vincent DelGatto, Jr

Absent: Judy Robinson

Others Attending: Gregory Moore, Scott Hurd, Anthony Cirulli, Steve DeHond, CEO

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

**PUBLIC HEARING**

Chairman Chase opened the Public Hearing at 7:00 pm. The clerk read the hearing notice that was published in the Daily Messenger on April 17, 2015.

Mr. Cirulli asked where is this located? Chairman Chase stated on Center Street, the old dairy site.

Mr. Moore would like to sell a few used cars. He already has an established car salvage business at this location.

Mr. Hurd asked where the cars were going. A map of the requested spaces was shown.

Code Enforcement Officer Steve DeHond stated that the front row parking spaces are in the road right-of-way. This is a pre-existing space. He checked with the Dept. of Public Works and they are ok with parking there as long as there is no parking over a manhole, water valve or gas line so that access can be obtained at all times. He doesn't want to see cars in states of dismantle or piles of parts of cars, only car's ready to be on the road.

Mr. Moore has two spots that are designated for his salvage business.

Mr. DeHond stated the car dealership is a permitted use in a commercial zone with no regulations about abutting a residential district. Each vehicle needs 200 sq ft and there is plenty of room. He would like to see a lighting plan prior to putting any lights up. It can't be disruptive and must be dark sky compliant. Also any extra signage will need to be approved and submit an application.

Mr. DelGatto stated he must dispose of all oils and chemicals properly. Must have proper tanks in order. Mr. Moore stated that he can't see where he would have any extra chemicals or fluids than he has now with his current business which are all in place now. Mr. Moore also stated that he contracts out most heavy jobs and painting.

Mr. Schumacher inquired about the parking across the front of the building, that some of the shown spaces are in the driveway area. He would like to see fewer cars out front and to stop in line with the building. He also inquired to the side setback to the north, if there was enough space as it wasn't documented on the map. It was determined that there was least two car lengths to the border.

Chairman Chase asked if there were any other comments, any other comments, any other comments. No further comments, Chairman Chase closed the public hearing at 7:20 pm.

## **REGULAR MEETING**

Chairman Chase opened the regular Planning Board meeting at 7:21 pm.

Present: Michael Chase, Chairman  
Sean Schumacher  
Laurent Gurewitch  
Vincent DelGatto, Jr

Absent: Judy Robinson

Others Attending: Gregory Moore, Scott Hurd, Anthony Cirulli, Steve DeHond, CEO

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

The minutes of the April meeting were approved upon motion from Vincent DelGatto, seconded by Laurent Gurewitch, unanimously carried.

Chairman Chase referred to Code 100-35 C-1 Commercial District (f) pertaining to the sale of new and used automobiles. He read the conditions under 100-35 (f) 1 thru 5 that would pertain to operations.

Mr. DeHond reminded that Mr. Moore would have to come back to the Planning Board for any signage or lighting and as to barriers how can any fencing or landscaping work. May be a little difficult.

Mr. Gurewitch asked if Mr. Moore was placing a limit on how long a car will stay there, Mr. Moore stated three months. The price range of the automobiles will be \$2500 to \$10,000. Then grow to the more expensive. There is no interference with any of the other businesses at this address.

Mr. DelGatto reiterated that proper disposal of waste must be maintained.

A discussion followed on the number of cars that should be allowed that need to be worked on. Currently two is allowed for one business. Now two will be allowed for the other business making a total of four. No more than 20 dealer cars permitted and the front of the building no more that 6 to line up with façade of building.

A letter was received by building owner Terry Duerr giving Gregory Moore permission to have an auto dealership at 28 Center Street upon all approvals of the Village of Manchester.

A Short Environmental Assessment Form was submitted by Phoenix Automotive in 2012. The board proceeded in reviewing the SEQR. It was determined nothing has changed since that time and that the previous SEQR will be used as an unlisted action and the proposed action will not have a significant impact.

## **RESOLUTION AUTO DEALERSHIP AT 28 CENTER STREET**

WHEREAS, the proposed AUTO DEALERSHIP is consistent with the general intent of the village's Comprehensive and Strategic Plans for a commercial district, and;

WHEREAS, the location, size and use of the structures involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed application are such that it will be compatible with the orderly development of the commercial district, and;

WHEREAS, the operation of the proposed application is no more objectionable to the uses of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use, and;

THEREFORE BE IT RESOLVED, that the Village of Manchester Planning Board, does hereby grant Gregory Moore to operate an auto dealership at 28 Center Street (and refer to the 5/5/15 board minutes for additional information), and

BE IT FURTHER RESOLVED, that business will not begin until all local and state permits have been issued and confirmed by the Code Enforcement Office and fees paid.

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

Michael Chase	Voting	“AYE”
Judy Robinson	Absent	
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
Sean Schumacher	Voting	“AYE”

The resolution was thereupon declared duly adopted.

The meeting was adjourned upon motion at 7:45 pm.

The next Regular Planning Board meeting will be Tuesday, June 2, 2015 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer