

**VILLAGE OF MANCHESTER  
PLANNING BOARD MEETING HELD JULY 6, 2010**

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

Others attending: Steve DeHond, Patty Skolny, Jim Skolny, Richard Cutting, Daniel Davis  
Recording: Debra Chase, Deputy Clerk

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

The minutes from the June meeting were approved upon motion by Vincent DelGatto Jr., seconded by Laurent Gurewitch.

**Old Business:**

No one was in attendance regarding the plans for 49 North Main Street. The plans have gone to the county and their meeting is on July 14<sup>th</sup>. Chairman Chase would like the plans to go to MRB and to also have MRB explain the traffic study that was submitted. This will be tabled until next months meeting.

**New Business:**

**21 SOUTH MAIN STREET – RICHARD CUTTING –SIGN APPLICATION**

Richard Cutting submitted an application for a sign to be attached to his building displaying his business- *The Balance Massage and Nutritional Support System*. The sign will be 8 (eight) foot long and 11 (eleven) and ½ inches wide. It will be blue lettering on a tan background. It will be placed above the front door. There will be no illumination. Code Enforcement Officer Steve DeHond told the board that all was in compliance with code and recommended issue of the sign permit. After reviewing the application a motion was made by Vincent DelGatto, seconded by Laurent Gurewitch, voted on and unanimously carried.

**27 NEWTON STREET- PATTY AND JIM SKOLNY- SPECIAL USE PERMIT FOR A TWO FAMILY DWELLING- RESOLUTION – SPECIAL USE PERMIT**

WHEREAS, the proposed special use (two family development) is consistent with the general intent of the village's Comprehensive and Strategic Plans, and;

WHEREAS, the location, size and use of the structure involved, and size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the use district, and;

WHEREAS, the operation of the proposed special use 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;

WHEREAS, the proposed special use satisfies each and all standards and conditions specified for such special use by the relevant provisions of this Article, and;

WHEREAS, the Code Enforcement Officer shall make an on-site visit not less than one (1) time each year to ensure that the use is being operated in accord with the conditions specified to protect public health and safety, the quality of natural resources and the value of property. If the CEO determines that a violation exists, the certificate of occupancy shall be null and void and a new special use permit application shall be required, and;

WHEREAS, no site preparation or construction shall commence until final site plan approval has been granted and permits have been issued by all governmental agencies involved, and fees paid, so

THEREFORE BE IT RESOLVED, that the Village of Manchester Planning Board, does hereby grant a special use permit to Patty and Jim Skolny.

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	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Voting	“AYE”
John Schram	Voting	“AYE”

The resolution was then duly declared adopted.

Meeting adjourned on motion at 7:55 pm.

The next Regular Planning Board meeting will be Tuesday, August 3, 2010 at 7:00 pm.

Submitted by,  
Debra Chase  
Deputy Clerk/Treasurer