

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JULY 07, 2015**

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

Absent: Judy Robinson

Others Attending: David Sanford; Lowell Dewey, C & S Engineers, Inc.; Melissa Kiefer, Rusty Morrison, Chris Main, Old Castle Lawn and Garden, Inc.; Sean Gallivan, Green Renewables; Anthony Cirulli, Nancy Johnsen.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by V. DelGatto, seconded by L. Gurewitch to accept the minutes from the June planning board meeting, voted on and carried unanimously.

SANFORD INDUSTRIAL CONTRACTOR'S – 49 N MAIN STREET

The application remains incomplete. The referral for the Sanford project did not have all the information needed for the County Planning Board to review and consider. Per County Planning the items missing include but not limited to:

- 1.) An engineered site plan and narrative that indicates,
 - Internal and external vehicular and pedestrian circulation,
 - The uses that are planned,
 - Any associated outdoor storage,
 - Buffering,
 - Lighting,
 - Landscaping
 - Signage,
 - Stormwater management
 - Waste handling
 - Any access or other easements
- 2.) If buildout will not occur at once, than a phased project should be submitted that shows items for which preliminary and final approval are being sought, and concept plans for future phases. It must be clear how the site is to be built out.

Comments above are from the County Planning Board which determined the application incomplete and feels that up front planning will streamline both present and future development of the parcel.

Mr. Sanford addressed the Board stating he was not changing the site at all. He wants to warehouse customer's machinery only for storage. They will just warehouse. Everything they do is in someone else's factory. If there is an issue with trucks, they will buffer at the dock. They have made improvements already. Repaired the roof and other damage and improved the aesthetics. He feels it already looks better that it was.

Chairman Chase asked what kind of equipment? Mr. Sanford said any industrial machinery and textile equipment. The property is zoned Commercial – I, not Industrial – I.

Mr. Sanford stated there is a trailer out back now, but there will be no equipment outside, no contamination and no fluids.

There was not clear definition of SHOP on the application.

There will be fork lifts and trucks on the property and the hours will be 7:00 am to 3:30 pm. Some may be outside that time frame. A discussion followed on trucks.

Chairman Chase directed Mr. Sanford that any lighting needed to be dark sky compliant and new plans need to be in his name and not McMillan Holdings (previous owner).

Chairman Chase read the permitted uses in a C-I district. He asked Code Enforcement Officer Steve DeHond if Mr. Sanford's proposed business is a permitted use? Mr. DeHond deferred to the Planning Board.

PB Member Schumacher stated that warehousing is not allowed in a C-I district and most permitted uses are conducted entirely within an enclosed building which are clearly of a neighborhood service character. See Section 100-35 C-I Commercial District.

Mr. Sanford stated they would like to find a home for them here in the Village of Manchester.

PB Member Gurewitch interprets this project would only be a temporary storage of customers property and would be on site that long.

PB Member Schumacher stated then they would need a use variance from the Zoning Board of Appeals, which if allowed, would not be in the best interest of the village. The zoning was changed from Industrial to Commercial to prevent industrial operations near a residential district.

A discussion followed.

A motion was made by S. Schumacher to request an interpretation of Section 100-35 Commercial-I Permitted Uses from the Zoning Board of Appeals if warehousing is a permitted use, seconded by M. Chase and put to a roll call vote:

S. Schumacher – AYE

M. Chase – AYE

L. Gurewitch – NAY

V. DelGatto – NAY

Motion not carried.

Mr. Sanford doesn't understand why this is happening. He never had to go through any board anywhere to operate his business.

More discussion followed.

A motion was made by L. Gurewitch to send a request to the Zoning Board of Appeals to interpret the code for permitted uses within a C-I district (Section 100-35 Commercial-I Permitted Uses) if industrial warehousing is a permitted use, seconded by V. DelGatto and put to a roll call vote:

S. Schumacher – AYE

M. Chase – AYE

L. Gurewitch – AYE

V. DelGatto – AYE

Motion unanimously carried.

Chairman Chase stated that an Environmental Assessment Form (EAF) needs to be completed for the State Environmental Quality Review Act (SEQRA). It was determined a short form would be acceptable. Mr. Sanford was informed he needed to present the form with the other paperwork required for reviewing his application.

The clerk will notify the Zoning Board of Appeals.

OLDCASTLE LAWN & GARDEN, INC. – 155 STATE STREET

Lowell Dewey, engineer for Oldcastle Lawn & Garden, Inc. (a subsidiary of Oldcastle Precast, Inc.), addressed the board.

Mr. Dewey stated there will be no change at the site and it is in an Industrial-2 zoning district.

Instead of working with concrete they will be manufacturing mulch and soil products.

Ontario County Planning Board stated that the Oldcastle project will also require site plan approval from the Town of Farmington and will streamline the process if both municipalities submit at the same time.

Their initial review raised the following questions:

1. What is the area designated as 50' wide parcel to the Village of Manchester (north west corner – some of the land is in Farmington).
2. Additional information should be provided regarding the size, number and location of rawmaterial that will be used. Mulch can be combustible and it's important that the fire department review the plan and comment. Since it's in the village with residents nearby, this issue is particularly important.
3. What are the hours of operation? What buffering is planned for the residences.
4. Are they investigating using freight rail for shipping to relieve some of the truck traffic?
5. Are there any stormwater management measures that should be in place when the facility becomes operational?
6. What measures will be taken to keep trucks off village roads.

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Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer