

**VILLAGE OF MANCHESTER
PUBLIC HEARING & REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
JULY 07, 2020
COVID 19 PRECAUTIONS IN PLACE**

Present: Jake Kennelly, Co Chairman
Laurent Gurewitch
Patricia Skolny

Absent: DelGatto, Jr. Vincent ; Judy Robinson, Chairperson; Sean Schumacher, Alternate

Others Attending: Melissa Vavra, Tony Vavra, Tom Vavra, , Jerry Mayzak, Timberline; Marty Barnet, CEO; Patrick Nicoletta, MRB; Matt Gullace, Erica McCain; Kitchen Restaurant; Roger Lonneville, Don Cheney, Marty Marianetti, Pinewood Development LLC; Jack Northrup, Angie Northrup, Jack's Diner; Lisa and Matt Bounds, Bakery. The attendance was staged and not all at one time due to COVID-19 Precautions.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

REGULAR MEETING

Co-Chairman Kennelly called the meeting to order at 7:05 pm.

A motion was made by P. Skolny to approve the May minutes, seconded by L. Gurewitch, unanimously approved.

7 WEST AVE – TIMBERLINE HARDWOOD FLOORS LLC

The July 7th letter from MRB was reviewed. A revision date should be placed on the plans as the plans have been revised since 1/28/2020. Some smaller details were addressed. Code Enforcement will make sure the fire suppression system is adequate and that emergency access is satisfied. The access road will be utilized as can be. A RPZ application is required to be approved by the village water department and the NYS Department of Health. If they already have one on premises then only an inspection is needed. Signage will be a separate application. The saw dust collector is to be 31 feet high and fenced in. No variance is needed as the height falls within village code.

FINAL SITE PLAN APPROVAL - TIMBERLINE HARDWOOD FLOORS LLC

WHEREAS, the planning board has considered the application of Timberline Hardwood Floors in detail while under advisement of the village engineer and village attorney; and

WHEREAS, according to the village's Comprehensive Plan, a survey stated over 90% said 'yes' to *Should the Village actively encourage business and industry to locate in the Village?*, and according to the 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, Pacemaker Steel and Piping Co., property owners of 7 West Avenue, has granted permission to Timberline Hardwood Floors LLC, to occupy their property; and

WHEREAS, Ontario County Planning Board has reviewed this application with no exceptions, and

WHEREAS, a Type II Action was approved at the 3/3/2020 Planning meeting; and

WHEREAS, a special use permit and/or variance are not required; and

WHEREAS, the applicant will coordinate fire suppression and emergency access with Code Enforcement, also fire extinguishers and emergency lights, and no hazardous chemical will be stored on site; 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, it has been determined that this application will not be detrimental to the public good and will have no significant environmental impact; and

THEREFORE, LET IT BE RESOLVED, that Timberline Hardwood Floors LLC is granted final site plan approval.

BE IT FURTHER RESOLVED, the approval is contingent on receiving the new plans showing the fencing (6'-10') around the collector,

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 Patricia Skolny, seconded by Laurent Gurewitch, and put to roll call vote as follows:

Chairman Judy Robinson		ABSENT
Jake Kennelly	Voting	"AYE"
Laurent Gurewitch	Voting	"AYE"
Patricia Skolny	Voting	"AYE"
Vincent DelGatto, Jr.		ABSENT

The above resolution was then declared duly adopted.

TIMBERLINE HARDWOOD FLOORS LLC – SIGNAGE

A sign application was presented to the Board. It will be the same size and same company doing the sign for them. After reviewing the application there was unanimous approval for the sign.

THE KITCHEN RESTAURANT – MATT GULLACE, 4123 STATE ROUTE 96

Mr. Matt Gullace, has submitted a site plan for the renovation of the former Steak-Out Restaurant at 4123 Route 96 (corner with Route 21). He stated he is not changing entrances so he has not contacted the NYS Department of Transportation (DOT). The name of the restaurant will be "The Kitchen" and will serve breakfast, lunch and maybe dinner on Friday nights. It was determined that the restaurant is a pre-existing con-conforming use and has no variance on the existing parking lot. There will be no alcoholic beverages, no bar. No concerns mentioned about the parking. Mr. Gullace stated that a new sewer line was put in to the village connection, along with a grease trap. More information will be needed about grease collection.

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

After completing Part II of the EAF, Mr. Kennelly introduced the following NEGATIVE DECLARATION resolution, seconded by Ms. Skolny 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 McDonald's 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:

Judy Robinson – ABSENT
Jake Kennelly – AYE
Laurent Gurewitch – AYE
Patricia Skolny – AYE
Vincent DelGatto, Jr. - ABSENT

The resolution was thereupon declared duly adopted.

PRELIMINARY SITE PLAN APPROVAL – MATT GULLACE, THE KITCHEN

WHEREAS, Matt Gullace has submitted a site plan application to occupy 4123 State Route 96 to operate a restaurant; and

WHEREAS, the planning board has considered the application of Matt Gullace in detail; and

WHEREAS, Ontario County Planning Board will be reviewing this application at their July meeting; and

WHEREAS, the project constitutes an Unlisted Action under SEQR and will not be detrimental to the public and will have no significant environmental impact; and

THEREFORE, LET IT BE RESOLVED, that Matt Gullace, dba The Kitchen, is granted preliminary site plan approval.

BE IT FURTHER RESOLVED, the applicant still needs to acquire final site plan approval;

BE IT FURTHER RESOLVED, the dumpster enclosure needs to be put on the plans, comments from County Planning need to be reviewed and more information is needed on grease removal.

The above resolution was offered by L. Gurewitch, seconded by P. Skolny, and put to roll call vote as follows:

Chairman Judy Robinson		ABSENT
Jake Kennelly	Voting	"AYE"
Vincent DelGatto, Jr.		ABSENT
Laurent Gurewitch	Voting	"AYE"
Patricia Skolny	Voting	"AYE"

The resolution was then duly declared adopted.

9 SOUTH MAIN STREET – PINWOOD PROPERTY DEVELOPMENT LLC – SITE PLAN

Pinewood Property Development LLC purchased the property at 9 S Main Street. It is their plan to remodel the entire property, including new parking area. Mr. Martin Marianetti is representing Pinewood Property Development. They want to have a restaurant and bakery with a new fire suppression system, and two apartments on the second floor. They are remodeling the old Double EE property. They would also like to complete the unfinished structure to the rear of the property to have a three family apartment building. More information is needed. Additional parking space will be acquired through a land swap with the Village of Manchester. Lisa & Matt Bounds represent the bakery and Jack & Angie Northrup represent the diner. It was determined that these projects are permitted uses, along with the upstairs apartments and can be completed through code enforcement and don't need site plan approval. A building permit application will suffice. Sign applications will need to be approved for the bakery and diner. A Public Hearing needs to be set up for the multi-family apartments at the rear of the property, though a permitted use, a Special Use Permit is required. The date will be August 4th at 7:00 pm.

A motion was made by J. Kennelly, seconded by L. Gurewitch, to adjourn the meeting. Meeting adjourned at 8:44 pm. Next meeting date is August 04, 2020 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer