

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD AUGUST 4, 2009**

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

Absent: Laurent Gurewitch

Others attending: Deborah Frederick

Recording: Debra Chase, Deputy Clerk

Chairman Chase called the meeting to order at 7:05 pm.

Chairman Chase asked for a motion to be made to accept the minutes from the July meeting. Judy Robinson denied accepting the minutes as written because there were not enough details in the minutes, that items which were discussed were not listed and that the items that were listed were only generalities. She would like them written with more detail.

OLD BUSINESS:

No one was in attendance regarding the plans for 49 North Main Street.

The Village received the letter from the Department of Transportation regarding the Old School Vendors Market, Route 96 and 21. The comments are as follows:

1. The site currently has 2 driveways onto Route 21.
2. In accordance with the NYSDOT Policy and Standards for the Design of Entrances to State Highways, normally only one driveway shall be permitted for each minor commercial property. An additional driveway may be permitted if extenuating circumstances justify a second driveway. No justification has been presented and a review of the site plan does not reveal any feasible need to have a third point of access to the market- a new driveway on Route 96.
3. It is preferred to have westbound entering and exiting vehicles make left turns at the signalized intersections which contains dedicated lanes for this purpose. Access from the requested driveway to and from Route 96 would cause these vehicles to cross high-speed through traffic without the benefit of dedicated lanes and a signal.
4. The temporary entrance onto Route 96 that was approved by permit 0408751 should be removed and the highway embankment restored to its original condition as stipulated by that permit.
5. Redevelopment of the site should consider removing one of the entrances on Route 21. It does not appear that both entrances are necessary or justifiable. One standard driveway on Route 21 should be used for site access. (see total letter-attached).

The Ontario County Planning Board recommendations were read (letter attached). All agreed to with their recommendations and the Planning Board will require these to be incorporated in the plans from McMillian Holdings LLC and Holger Stave should they proceed. No other action was taken.

NEW BUSINESS:

An application was received from the Manchester Methodist Church, 12 State Street to replace the existing sign. The sign permit was denied because the sign can only be 16 square foot per the code book §100-76-B which states ; For multiple-family dwellings, churches libraries, social clubs, public buildings and other similar uses, a single identification sign not exceeding sixteen (16) square feet in area may be permitted. Such signs shall not be closer to any lot line than one-half (½) of the required setback and shall not project more than four (4) feet in height above grade. Said signs shall not be illuminated, except indirectly.

The proposed sign would be supported by 4X4 posts that are 9 feet 6 inches high. The sign portion will be four (4) feet high and six (6) feet wide. The proposed sign will be illuminated.

A motion was made by Chairman Chase, seconded by Vincent DelGatto, Jr., to deny the request as stated in the above code book reference number and sent to the Zoning Board of Appeals. Judy Robinson made the recommendation, to be sent to the Zoning Board of Appeals from the Planning Board, that the Methodist Church consider an alternative sign- one that is the same size that is there now and conforms within the code.

Meeting adjourned on motion at 7:43 pm

Submitted by,

Debra Chase
Deputy Clerk