

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
SEPTEMBER 05, 2017**

Present: Judy Robinson, Chairman  
Vincent DelGatto, Jr.  
Sean Schumacher  
Laurent Gurewitch

Absent: None

Others Attending: Sean Gallivan, Jack Melsom, Ely Young, Green Renewable; Melissa Kiefer, Oldcastle Lawn & Garden, LLC; Patrick Nicoletta, MRB Group; Jennifer and George E. Davis; Steve DeHond, Code Enforcement Office (CEO); Michael Buttaccio, Trustee

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

**PUBLIC HEARING RECONVENED FROM 8/15/17  
GREEN RENEWABLE, INC.**

Chairman Robinson called to the Public Hearing from August 15<sup>th</sup> to reconvene at 7:00 pm.

The application is to utilize a parcel of land south of Oldcastle for landscape material processing and storage. It is the same proposal that was introduced last month.

Chairman Robinson asked if anyone present would like to speak for or against the Green Renewable application. She continued to ask three times if any would like to speak.

No one spoke for or against the Green Renewable project.

The Public Hearing was closed at 7:05 pm.

**REGULAR MEETING PLANNING BOARD  
SEPTEMBER 05, 2017**

Chairman Robinson opened the regular meeting at 7:06 pm.

A motion was made by Vincent DelGatto to accept the August minutes, seconded by Laurent Gurewitchr, unanimously approved.

**OLDCASTLE LAWN & GARDEN – 155 STATE STREET**

Oldcastle Lawn & Garden received final site plan approval last month. It is mentioned that an update was completed on the plans showing to move the berm off of Rochester Gas & Electric land (originally placed inadvertently on RGE land years ago) and put it on Oldcastle property.

**GREEN RENEWABLE, INC. – TAMARAC FARMS, LLC, OWNER - ACCESS SOUTH 155 STATE STREET**

The State Environmental Quality Review (SEQR) was started at the August 15, 2017 meeting and now has been completed.

The following resolution was introduced by Vincent DelGatto, seconded by Sean Schumacher who moved its adoption:

**SEQR RESOLUTION DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE**

**WHEREAS**, the Village of Manchester Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action for Green Renewable, Inc., to be an Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form Parts 1, 2, and 3 on the Action prepared by the MRB Group; and

**WHEREAS**, the Planning Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

**WHEREAS**, the Planning Board has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action; and

**WHEREAS**, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

**NOW THEREFORE BE IT RESOLVED**, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

**BE IT FINALLY RESOLVED** that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Chairperson is hereby directed issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance.

The resolution was put to a roll call vote as follows:

Vacant member position		
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Voting	‘AYE’
Sean Schumacher	Voting	‘AYE’

The resolution was then duly declared adopted.

Green Renewable submitted a Stormwater Control Facility Maintenance Agreement to see if the Planning Board would accept an agreement instead of an actual easement on Oldcastle Lawn and Garden parcel. The document will be given to the village attorney to review. Note: A revision is needed for the document to be identified through name and the Tax Parcel ID number as that doesn't change.

A discussion followed as to giving final site plan approval with a few contingencies. A Certificate of Compliance will not be issued until all details are met.

The following resolution was introduced by Sean Schumacher, seconded by Vincent DelGatto who moved its adoption:

**RESOLUTION – FINAL SITE PLAN – GREEN RENEWABLE, INC.**

**WHEREAS**, the planning board has considered the application of Green Renewable, Inc., tenant; Owner, Tamarac Farm, LLC in detail, and under advisement of the village engineer, and

**WHEREAS**, according to the village's 2005 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 2006 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**, the Ontario County Planning Board reviewed the application with the recommendation of approval with the following modifications: #1 An Emergency Response Plan must be drafted and provided to the Ontario County Emergency Management Office and the local fire department for their review. #2 The applicant must respond to the comments provided to the Village by MRB for the referring Board's review prior to any action being taken which the applicant continues to be compliant; and

**WHEREAS**, Mr. Jeffrey Harloff, Ontario Co. Emergency Management, and Manchester Fire Chief Harry Bowker and Manchester-Shortsville School Superintendent Charlene Dehn have no concerns at this time and spoke in favor of the applicant; and

WHEREAS, the applicant shall continue to work on the easement necessary for drainage to the satisfaction of the village engineer; and

WHEREAS, the applicant and Oldcastle Lawn & Garden LLC have an easement agreement in place to reach the subject parcel; and

WHEREAS, the applicant has submitted an odor and dust impact minimization plan; and

WHEREAS, the applicant has agreed to conduct grinding indoors, set aside the 20% minimum to vegetative cover, have a vegetative berm with trees to adjoining properties that are residential, loaders/forklifts will be equipped with low frequency back-up alarms, no groundwater well will be installed and water will be purchased from the village, and

WHEREAS, the granting of this application will not affect the monitoring wells on the closed NYSDEC spill site at Oldcastle Lawn & Garden; and

WHEREAS, hours of operation will be Monday through Saturday, 7:00 am to 7:00 pm non-peak months; 7:00 am to 11:00 pm during high production months (February-June), and

WHEREAS, the Town of Farmington and the Town of Manchester has determined that no local review will be required for the portion of the project in their towns; and

WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; and

WHEREAS, a Certificate of Compliance will not be issued by the Code Enforcement Officer until all details are met; so

THEREFORE, LET IT BE RESOLVED, that Green Renewal, Inc. be granted final site plan approval with the conditions set forth above and hereafter.

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 Judy Robinson, seconded by Laurent Gurewitch, and put to a roll call vote as follows:

Vacant member position		
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Voting	‘AYE’
Sean Schumacher	Voting	‘AYE’

The resolution was then duly declared adopted.

The clerk will forward the Stormwater Control Facility Maintenance Agreement to the village attorney for his review and will inform MRB with his decision.

**FINAL SITE PLAN APPROVAL – SANFORD INDUSTRIAL CONTRACTORS**

The following resolution was offered by Judy Robinson, seconded by Laurent Gurewitch;

WHEREAS, the Village of Manchester Planning Board has considered Sanford Industrial Contractors application in detail, and under advisement of the village engineer; and

WHEREAS, according to the village’s 2005 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 2006 Strategic Plan, Community Wide Goals stated to *promote and encourage business development*; 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

WHEREAS, Ontario County Planning also reviewed application with minimal comments; and

WHEREAS, code enforcement will notify the planning board of any new tenants in the building; so

THEREFORE, LET IT BE RESOLVED, that Sanford Industrial Contractors be granted final site plan approval with the conditions set forth above and hereafter.

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; and

BE IT FURTHER RESOLVED, that the applicant will return for a sign permit when a new sign is to be constructed on the property.

The above resolution put to a roll call vote as follows:

Vacant member position		
Judy Robinson	Voting	“AYE”
Vincent DelGatto	Voting	“AYE”
Laurent Gurewitch	Voting	‘AYE’
Sean Schumacher	Voting	‘AYE’

The resolution was then duly declared adopted.

Only a few remaining clean up items are left to complete this site plan.

The meeting adjourned upon motion at 8:20 pm.

The next Regular Planning Board meeting is Tuesday October 3, 2017 starting at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer