

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD NOVEMBER 01, 2011**

Present: Michael Chase, Chairman
Laurent Gurewitch
John Schram
Judy Robinson

Absent: Vincent DelGatto, Jr.

Others Attending: Mark L. Smith, Pacemaker Steel

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:05 pm. The minutes from the October meeting were approved upon motion by Laurent Gurewitch, seconded by John Schram.

SIGN APPLICATION – PACEMAKER STEEL

A sign application was submitted by Pacemaker Steel & Piping Company of Rochester, Inc., 7 West Avenue for two (2) signs. One double sided 30" X 57 ½" sign with vinyl graphics and no illumination to be roadside at the corner of West Avenue and Merrick Avenue using the existing 4' x 4' posts and frame (Sign No.1). The other sign (Sign No.2) would be mounted on the building fascia at 7 West Avenue. Sign #2 measures 2'9" x 14'6" and using ground flood lights for illumination.

Chairman Chase stated that Sections 85-3, 85-4 and 100-73, 100-74 will be referred to for reference.

Sign No. 1 – is 18'7" from West Avenue and 22'6" from Merrick Avenue. According to Section 85-3(I), *No sign shall be located nearer to a street line than twenty-five feet...*, Sign No. 1 is less than 25 feet to the street line. Chairman Chase noted that the applicant will be using the pre-existing posts and frame. A discussion followed.

Sign No. 2 - Section 100-74(A) states *Not more than one (1) sign containing advertising or otherwise relating to a single business or activity may be erected or maintained on a single property.* Chairman Chase motioned to send the application to the Zoning Board of Appeals for a variance, seconded by Laurent Gurewitch, voted on and unanimously carried.

A discussion followed on Code Book Section 100-75 *Signs on property with more than one principal activity* Sections 100-75(C) and 100-75 D which allows more than one sign in a multiple-commercial use facility or Industrial Park.. Pacemaker Steel in zoned Industrial 1. Judy Robinson reasoned that the property is located on multiple acres a distance from the first sign. Also that West Avenue also has the park, firemen's field and Rochester Insulated Glass close by. She states the first sign could be a directional or directory sign that is allowed. After further discussion, a motion was made by Judy Robinson to rescind the application going to the Zoning Board of Appeals, seconded by Laurent Gurewitch and a roll call vote as follows:

Chairman Chase – NAY; Laurent Gurewitch – AYE; Judy Robinson – AYE; John Schram – AYE.
Approved motion to rescind ZBA 3 AYES – 1 NAY.

Chairman Chase gave a description of an industrial park that he was familiar with in Rochester NY and felt the Pacemaker Steel location is not an industrial park. Ms. Robinson asked if there was a definition of an industrial park in the code book. Upon examination there is no definition of an industrial park in the code book. Ms. Robinson made a motion to interpret the West Avenue location as an industrial park, seconded by John Schram put to a roll call vote: Chairman Chase – NAY; Laurent Gurewitch – AYE;

Judy Robinson – AYE; John Schram – AYE. Approved to interpret the West Ave location as an industrial park. 3 AYES – 1 NAY.

Chairman Chase stated that the sign application needs to either be approved or disapproved, needing a motion.

A motion was made by Judy Robinson, seconded by Laurent Gurewitch to approve the application as submitted by Pacemaker Steel. Roll Call Vote as follows:

Chairman Chase – NAY; Laurent Gurewitch – AYE; Judy Robinson – AYE; John Schram – AYE.

Approved sign permit 3 AYES – 1 NAY

Mr. Gurewitch stated that since this discussion brought up a number of questions concerning signage in Industrial and Commercial zones, he made a motion to re-examine the rules governing signage for Industrial and Commercial zones, seconded by John Schram, voted on and unanimously carried.

McMILLAN HOLDINGS – 49 N MAIN STREET

The Board asked the clerk to contact Code Enforcement Officer Steve DeHond to request Mr. McMillan remove signage from his property and to also inspect the site for a noticeable decrease in property maintenance.

PLANNING BOARD TRAINING

Chairman Chase will be attending Genesee/Finger Lakes Regional Planning Council's Fall 2011 Regional Local Government Workshop on November 17th at the Clarion Hotel in Batavia. There was a discussion to possibly have training offered on-site for those in need of training hours.

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The meeting adjourned upon motion at 7:45 pm. The next Regular Planning Board meeting will be Tuesday, December 06, 2011 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer