

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
NOVEMBER 01, 2016**

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

Absent: None

Others Attending: George Aldrich, Reinvention Brewing Co.; Elijah Young, Green Renewable;
Patrick Nicoletta, MRB Group.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

A motion was made by L. Gurewitch, seconded by J. Robinson, to accept the October minutes as written. Unanimously carried.

SANFORD INDUSTRIAL CONTRACTOR'S – 49 NORTH MAIN STREET

Mr. David Sanford did not attend this evening's board meeting. Mr. Nicoletta reported that Mr. Sanford's engineer picked up the recommendations that needed to be addressed but has not heard from him again.

REINVENTION BREWING CO. – 9 NORTH MAIN STREET

The Board reviewed MRB's site plan review letter going over listed items. The remaining items are of less significance but will need to be addressed. It is recommended that the parking lot parcel (Tax Map I.D. 32.13-2-40.100) and the commercial parcel (Tax Map I.D. 32.13-2-39.000) be merged to form one tax parcel since they are contiguous or an easement must be given to allow the building (commercial lot) parking spaces. Also, the parking lot needs to be re-surfaced with gravel (or paved) to provide a safe surface. A planted buffer or fence should be considered for the west boundary as it is residential and light may shine in. The proposed RPZ and backflow prevention location is to be labeled on the plans. Approval from the Village and the NYS Department of Health is required. The property is ADA compliant. Mr. Aldrich and Gordon Eddington from the Wastewater Treatment Plant have discussed the discharge plans for this project. No action taken tonight.

FINGER LAKES MULCH & SOIL, LLC – ACCESS 155 STATE STREET

Mr. Elijah Young was in attendance representing Finger Lakes Mulch & Soil, LLC. The next site plan submittal was not in time for a full review at this meeting. The site plan is also at the Ontario County Planning Department for their review.

Mr. Young stated the operation is to manufacture and bag lawn mulch. They utilize materials as brush with no clear cutting. Due to the odor sometimes emitted, they are moving the raw material to the back. They take internal temperature with probes. All depends on the weather. Fire prevention plan is same as before.

Mr. Nicoletta inquired for any plan for water supply. Water will be needed in the operation. A well was suggested, but not viable. Water questions will be directed to Jeffrey Liberati, Department of Public Works Supervisor. A stormwater easement will be needed around the drainage pond(s), along with a better estimate of water usage for the project.

The plan needs to be checked with Code Enforcement Officer Steve DeHond as to I-2 setbacks. The paving vs. impervious areas need to be clearly shown and channel to discharge stormwater.

Easements from State Street need to be defined and the 11-7am shift needs to be removed. No nights.

Natural delineation should be done, overlay their plan sheet. Top soil will be stripped, trees will be taken down, need to show hedgerow area to be cleared. Restrictions are in place for cutting trees due to bat nesting period. You can cut until 3/31, then must stop until 11/1.

No permanent lighting will be erected, will use temporary lighting.

Documentation for the road rail crossing needs to be provided, along with the easement through Oldcastle East land. More site plan information is needed.

All return comments should be in prior to December meeting to be reviewed. If comments are approved, a Public Hearing will be called. The Public Hearing could be January or February.

The Board is gathering as much information as possible to provide to the public before calling the Public Hearing. The Board will be looking closely at truck traffic, odor, dust and noise.

At the December meeting the Board will declare intent to be Lead Agency. The Part II Environment Review will be after the Public Hearing.

The meeting adjourned upon motion at 8:15 pm. The next Regular Planning Board meeting will be Tuesday, December 6, 2016 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer