

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
NOVEMBER 06, 2019**

Present: Judy Robinson, Chairperson  
Jake Kennelly  
Vincent DelGatto, Jr  
Laurent Gurewitch  
Patricia Skolny

Absent: Sean Schumacher, Alternate

Others Attending: Michael Buttaccio

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

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

**NEW MEMBER – OATH OF OFFICE FOR PATRICIA SKOLNY, NEWTON STREET**

Patricia Skolny took the Oath of Office for Planning Board Member for the remaining term of Jennifer Davis. Her term will end 3/31/2020. Re-appointed will assessed in March.

A motion was made by V. DelGatto, Jr. to approve the October minutes, seconded by Jake Kennelly, voted on and approved.

**MALCHO'S MANCHESTER MART HOLDINGS, LLC – 4099 STATE ROUTE 96 – CAR WASH AND STORAGE**

Site Plans were dropped off last month for Mr. Ken Malcho for a car wash and storage facility. Copies were submitted to the Code Enforcement Officer, the Village Engineer MRB Group and also Ontario County Planning Department. The County review is November 13<sup>th</sup>. MRB comments are available for this meeting.

The following resolution was offered by Jake Kennelly and seconded by Patricia Skolny to wit:

**RESOLUTION – INTENT TO BECOME LEAD AGENCY**

**WHEREAS**, the Village of Manchester Planning Board (hereinafter referred to as Planning Board) is considering Site Plan approval for the expansion of the existing commercial property, proposing a new automatic car wash and the construction of a new storage facility as detailed on site plans dated September 26, 2019; and

**WHEREAS**, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF), Part 1 prepared by Landtech Surveying & Planning, PLLC (hereinafter referred to as Applicant) on the above referenced Malcho's Manchester Mart Holdings, LLC Preliminary Site Plan (hereinafter referred to as Action); and

**WHEREAS**, the Planning Board determines that said Action is classified as an Unlisted Action under the SEQR Regulations; and

**WHEREAS**, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

**WHEREAS**, the Planning Board determines that it is the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

**BE IT FURTHER RESOLVED**, that the Planning Board and Village Engineer (MRB Group, D.P.C.) are directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **Tuesday, December 7, 2019**.

Following discussion thereon, the following roll call vote was taken, recorded and resolution duly adopted.

Judy Robinson – “AYE”

Vincent DelGatto, Jr. – “AYE”

Jake Kennelly - “AYE”

Laurent Gurewitch – “AYE”

Patricia Skolny – “AYE”

Part One of the State Environmental Quality Review (SEQR) was completed. No corrections were noted.

Chair Judy Robinson called for a Public Hearing for this application on Tuesday, December 10, 2019 at 7:00 pm here at 8 Clifton Street.

## START HERE

Read over MRB comment letter: Key points:

#2 – May want to consider a traffic impact analysis

#6 – Watch setbacks, retail service or service station. No car wash is being proposed at this time

#7 – All adjacent properties/ownerships s/b provided

#8 – Relocated the dumpster

#9 – Will adjust so no variances needed

#15 – Check if NYSDOT needs to be involved

#17 – Need Statement of Operations, including hours, parking etc.

#22 – CE and Fire Dept. need to be satisfied, marking of fire lanes, no parking signs

#25 – Not a truck stop. Need some constraints

Addressed 34 items. A new site plan will be provided and MRB letter will be provided to go over next meeting.

There was a discussion on various topics. No overnight parking. No idling between 9:00 pm and 7:00 am. Buffer zone by the trail (rear of property), check with DPW as to what they prefer. Make sure the air pump gets a new location.

Ontario County comments should be available after July 11, 2018 as they will be looking over this application also.

Motion to adjourn was given by V. DelGatto, seconded by J. Kennelly, so moved at 7:10 pm.

Next meeting date: Wednesday, November 6, 2019 at 7:00 pm due to Election Day on the first Tuesday.

Respectfully submitted,

Rita J. Gurewitch

Village Clerk/Treasurer