

**VILLAGE OF MANCHESTER
PLANNING BOARD MEETING HELD DECEMBER 06, 2011**

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

Absent: None

Others Attending: Richard Deys, Chrles TenEyck, Rochester Welding Supply

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Chase called the meeting to order at 7:00 pm. The minutes from the November meeting were approved upon motion by Vincent DelGatto, seconded by Laurent Gurewitch.

89 SOUTH MAIN STREET – ROCHESTER WELDING SUPPLY (TENANT)

A Site Plan application was submitted by Gemcole Properties (aka Richard Deys of Sandman's Sandblasting, property owner at 89 S Main St) to use space in his existing building to allow a tenant, Rochester Welding Supply to occupy a portion of his building for retail sales and to build a storage building on site for supplies. The property is zoned Industrial 2.

A letter was submitted to the board from Steve DeHond, Code Enforcement Officer stating *I believe this type of business would fall under paragraph 100-36-A-2F* in the code book. The code book states *The warehousing or storage of goods and products such as bulding materials, farm supplies and the like, which may be sold from the premises to the general public. The bulk storage of fuel for resale is specifically excluded from the intent of the above.* Mr. DeHond has requested the Zoning Board of Appeals to interpret this code.

Zoning Board of Appeals meeting was held on October 5, 2011. A portion of the minutes from that meeting are as follows:

The following is a list of items that will be stored on site:

- 12 tanks acetylene- 5 gallons each
- 12-15 tanks oxygen (non-hazardous)
- 15-20 tanks argon (non-hazardous)

These gasses cannot be used as fuel. Quantities are small and will be kept in a locked steel building. There will be constant pick-up and drop off of tanks.

The Fire Department was asked their opinion and they were okay with the quantity of tanks.

The Zoning Board of Appeals gives the Planning Board its recommendation to allow this business at 89 South Main Street.

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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