

**VILLAGE OF MANCHESTER  
REGULAR PLANNING BOARD MEETING  
8 CLIFTON STREET  
OCTOBER 6, 2020  
COVID 19 PRECAUTIONS IN PLACE**

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

Absent: Sean Schumacher, Alternate

Others Attending: Marty Barrnet, CEO; Debbie and Ed Vogt; Wayne Cummings, Keyman, Inc. Construction; Dr. Jermaine Charles.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

**REGULAR MEETING**

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

A motion was made by V. DelGatto, Jr. to approve the minutes, seconded by J. Kennelly, unanimously approved.

**GRAPE LAKES DENTISTRY – 2 SOUTH MAIN STREET**

Mr. Wayne Cummings, Keyman Inc. Contractor, represents Dr. Julie LaBrecque, aka Grape Lake Dentistry for the applied site plan approval for a dental clinic at 2 South Main Street. This is an existing building that will be remodeled with no additions or expansion to the property. Mr. Cummings stated that although at present there is no plan to extend to the west or south it must be noted that the adjoining properties have encroached on their land. The site plan states that the existing chain link fence to the rear of the building is to be removed, it is not going to be removed now. Chairman J. Robinson asked that parking guards (bumpers) be place so parking won't extend over the sidewalk. There is no need for a dumpster, possible just one tote for garbage pick-up. Medical waste is picked up by an outside source and taken off premises. P. Skolny asked what is the time frame for completion? Mr. Cummings stated 3-4 months, sooner if possible. The existing lights will be used and directed downward to be compliant.

Gordon Eddington at the Wastewater Plant directed the clerk to inform the applicant that a cross connect valve is needed. A reduced pressure zone device (RPZ valve) is a type of backflow prevention device used to protect water supplies from contamination.

**2 SOUTH MAIN STREET COMMERCIAL (C-1) ZONING DISTRICT SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION**

WHEREAS, the Village of Manchester Planning Board (hereinafter referred to as Planning Board) is considering a Site Plan approval for a Dentistry Clinic within the Commercial (C-1) District.

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; 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 the Short EAF Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Village's Comprehensive Plan land use and Strategic Plan recommendations;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (ix) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (ix) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (x) there are not two or more related Actions which would have a significant impact on the environment.

**BE IT FURTHER RESOLVED**, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED**, that the Planning Board does hereby make a Determination of NonSignificance on the proposed development, and the Planning Board Chairperson is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination. The above resolution was offered by Laurent Gurewitch and seconded by Vincent DelGatto, Jr. and put to a roll call vote and recorded:

Judy Robinson – "AYE"  
 Vincent DelGatto, Jr. – "AYE"  
 Jake Kennelly – "AYE"  
 Laurent Gurewitch – "AYE"  
 Patricia Skolny – "AYE"

The resolution was duly adopted.

**2 SOUTH MAIN STREET – DR. JULIE LABREECQUE - GRAPE LAKES DENTISTRY**

**PRELIMINARY SITE PLAN APPROVAL**

WHEREAS, Dr. Julie LaBrecque has submitted a site plan application for remodeling to the existing building located at the 2 South Main Street; and

WHEREAS, the planning board has considered the application of Dr. Julie LaBrecque in detail; and

WHEREAS, the conditions of a variance &/or special use permit DOES NOT apply; and

WHEREAS, it has been determined that this application will not be detrimental to the public good and will have no significant environmental impact; so

THEREFORE, LET IT BE RESOLVED, that Dr. Julie LaBrecque is granted preliminary site plan approval.

BE IT FURTHER RESOLVED, the applicant still needs to acquire final site plan approval;

The above resolution was offered by Jake Kennelly, seconded by Laurent Gurewitch and put to roll call vote as follows:

Chairman Judy Robinson	Voting	"AYE"
Jake Kennelly	Voting	"AYE"
Vincent DelGatto, Jr.	Voting	"AYE"
Laurent Gurewitch	Voting	"AYE"
Patricia Skolny	Voting	"AYE"

The resolution was then duly declared adopted.

## **7 WEST AVE – TIMBERLINE HARDWOOD FLOORS LLC**

Timberline Hardwood Floors received Final Site Plan approval. This meeting they are asking for an addendum to the original plan. They are requesting that two 53' trailers be allow to be on site for sawdust storage. Also they want an additional baghouse for the fine sawdust. Member L. Gurewitch stated that he noticed the noise level at the location was much louder than anticipated. He felt that when they said a conversation could be held, they didn't say you would have to shout. A short discussion followed. A motion was made by J. Kennelly, seconded by V. DelGatto, to approve the addendum. A roll call vote followed:

J. Robinson "Aye"

J. Kennelly "Aye"

V. DelGatto "Aye"

P. Skolny "Aye"

L. Gurewitch "Nay"

The motion was carried.

## **9 SOUTH MAIN STREET – PINWOOD PROPERTY DEVELOPMENT LLC – SITE PLAN**

Representatives for Pinewood Property Development were not in attendance. The plan has been approved, but drawings and SEQR needed some corrections. These drawings and SEQR corrections have been received.

### **SIGN APPLICATION – MALCHO'S CAR WASH – 4099 STATE ROUTE 96**

"Vital Signs", applicant for Ken Malcho, submitted a sign permit application for Malchl's Car Wash. Chair Judy Robinson asked CEO Marty Barnett if the application is all within code. He said yes. No other comments. A motion was made by Vincent DelGatto, Jr. and seconded by Jake Kennelly, voted on and unanimously carried.

A motion was made by J. Kennelly, seconded by L. Gurewitch, to adjourn the meeting. Meeting adjourned at 8:00 pm. Next meeting date is Wednesday, November 4, 2020 at 7:00 pm due to Election Day.

Respectfully submitted,

Rita J. Gurewitch  
Village Clerk/Treasurer