

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
8 CLIFTON STREET
NOVEMBER 04, 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; Matt Schaertl; J. Mantell, Jack Melsom, Jim Davdren, Tamarac Farms, Inc. ; Craig Record; Stephanie Man.

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 L. Gurewitch to approve the October minutes, seconded by P. Skolny, unanimously approved.

GRAPE LAKES DENTISTRY – 2 SOUTH MAIN STREET

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. The SEQR and Preliminary Approval have been completed. The Board reviewed the Ontario Co. Planning Board comments concerning is there enough parking? Yes. The main parking lot, Main Street parking and the Municipal Parking Lot is within walking distance. There is also parking for the building next door behind that building. Chairman J. Robinson stated again that parking guards (bumpers) be place so parking won't extend over the sidewalk. It was reiterated that the existing lights will be used and directed downward to be compliant.

FINAL SITE PLAN APPROVAL – GRAPE LAKES FAMILY DENTAL

WHEREAS, the planning board has considered the application of Julie Labrecque, aka Grape Lakes Family Dental, in detail; and

WHEREAS, according to the village's Comprehensive Plan, a survey stated over 90% said 'yes' to *Should the Village actively encourage business and industry to locate in the Village?*, and

WHEREAS, Ontario County Planning Board has reviewed this application with no exceptions and the Village of Manchester Planning Board took any recommendations under advisement, and

WHEREAS, a special use permit and/or variance are not required; and

WHEREAS, the applicant will require a Reduce Pressure Zone (RPZ) device and report on test and maintenance of Backflow Prevention Devices according to NYS Department of Health regulations, and

WHEREAS, it has been requested that parking guards (bumpers) be place on the East side of the property near the South Main Street sidewalk; and

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

THEREFORE, LET IT BE RESOLVED, that Grape Lakes Family Dental is granted final site plan approval.

THEREFORE, BE IT FURTHER RESOLVED, that a separate sign application must be submitted; and

BE IT FURTHER RESOLVED, that renovation will not begin until permits (if applicable) have been issued by all governmental agencies involved (State, Federal & Local), and fees paid.

The above resolution was offered by J. Kennelly, seconded by P. Skolny, and put to roll call vote as follows:

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

The above resolution was then declared duly adopted.

GREEN RENEWABLE, INC APPLICANT; TAMARAC FARMS LLS OWNER – TAX MAP NO. 31.20-1-22.000

Mr. Jeff Mantell, representative for the team at Green Renewable, addressed the Board about the application submitted by Green Renewal for the Tamarac property. This application shows improvements from the previous granted site plan for that location. They would like to add a pole barn type building to house a wood grinder at that location. The application came about to limit the noise. The building will decrease the noise level coming from the grinder. There will be no electric, no gas, and no water. The village engineer and the applicants engineer have been working through the details. Jack Melsom, the Environmental Health and Safety (EHS) coordinator for Green Renewable stated that the grinder is 8’ wide and 15’ long. They wanted something more than a cover for the grinder. The building is steel structure with wood trusses and measures 40’ x 50’. The building will have an open space side for property ventilation of carbon monoxide (CO) fumes. All grinding will be done inside. One on Tamarac property and one on Oldcastle property. They expect the same capacity.

Access to this location is through Oldcastle Lawn & Garden, at 155 State Street. A copy of an easement allowing this access is necessary and needs to be submitted to the planning board. It also needs to be put on the site plans, along with the size of the mulch piles. Mr. Melsom will include all state mandates.

SEQR RESOLUTION DECLARING THE INTENT TO BE LEAD AGENCY

WHEREAS, the Village of Manchester Planning Board (hereinafter referred to as Planning Board) has reviewed the SEQR Short Environmental Assessment Form (EAF) Part 1, prepared by Green Renewables, Inc. (hereinafter referred to as Applicant) on the above referenced Green Renewables, Inc. – Tamarac Farms, LLC – 155 State Street project (hereinafter referred to as Action); and

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

WHEREAS, the Planning Board determines that said Action is also subject to review and approval by other involved and interested 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 involved 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 Village Engineer is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before **12:00 PM on Wednesday, December 9, 2020**.

Motion made by Member Patricia Skolny: Seconded by Member Jake Kennelly

Roll call vote: Judy Robinson “Aye”
Jake Kennelly “Aye”
Laurent Gurewitch “Aye”
Patricia Skolny “Aye”
Vincent DelGatto, Jr. “Aye”

The above Resolution was duly adopted.

Some corrections and clarifications were needed on SEQR Part One. These will be needed quickly as to stay within the SEQR regulations and to get the application to Ontario County Planning (OCP). The Board

went with the unlisted action instead of Type II due to the future comments from OCP and the public. Chairwoman J. Robinson stated the board will extend a courtesy to have the next board meeting on December 15th and not wait until January 5, 2021 to review the findings. We will have the Public Hearing and Regular meeting on Tuesday, December 15, 2020 at 7:00 pm. To allow for the possible increase in attendance and comply with COVID-19 precautions, the location will be in the truck bay area of the fire department.

Mr. Melsom stated that by reducing the noise coming off the machine by putting it in the building it's mostly to protect the operator as the nearest neighbor is 1,250 feet. Ms. Robinson asked what is plan "B" to reduce noise if complaints come in. Mr. Melsom stated that other locations can be used, stack straw around the building and also put truck in front of it. Light towers will not be used unless there is a breakdown. There is no electricity at this site.

The well is used for fire prevention and the use of dyes. If the intended use of the well ever changes, they will re-address. The trees are in as requested from previous site plan approval. The South line does not need trees at this time. The Board would like a grid showing the mulch piles locations with width and height.

The Public hearing will be set up. The response letters from involved and interested parties will have until December 9, 2020 to respond.

Motion to adjourn was given by J. Kennelly, seconded by L. Gurewitch; meeting was adjourned at 8:35 pm.

Next meeting date is Tuesday, December 15, 2020 at 7:00 pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer