

# Town of Manchester Planning Board Meeting Minutes

## December 19, 2023 – 7:00pm

**Present:** Board Members Jefferey Flower, John Boeckmann, Steve Buerman, and Lee Sander; Chairman Scott VanAken; Secretary Laurel Pitcher; and Code Enforcement Officer Steve DeHond.

**Absent:** Board Members Julie Vanderwall and Tammy Worden.

**Also Present:** Ben Lovell, Joe Abbott, John Mueller, George Mueller, Mary Lue Mueller, Thomas Hahn Mueller, and Jan Horstmann.

**Application #4652-23:** Consider Site plan – Use Variance #4652-23 submitted by Joseph Abbott who is requesting to operate a motorcycle repair shop in a pole barn on property located at 4305 St Rt 96, tax map no. 32.00-1-2.113 in an AG district pursuant to Chapter 325 Section 325.62.3 and 325-25.3 permitted uses.

8 Neighbors were notified of the public hearing; none were in attendance.

Chairman Scott VanAken reviewed the meeting minutes for the Zoning Board of Appeals Meeting on December 5, 2023, in which the Board decided to approve use variance #4652-23. He also asked the applicant if there were any updates or changes since the last meeting, to which Mr. Abbott said there were not. Chairman VanAken also asked for questions from the Board at this time; there were no questions.

A motion was made by Jefferey Flower to approve site plan – use variance #4652-23 submitted by Joseph Abbott who is requesting to operate a motorcycle repair shop in a pole barn on property located at 4305 St Rt 96, tax map no. 32.00-1-2.113 in an AG district pursuant to Chapter 325 Section 325.62.3 and 325-25.3 permitted uses. Motion seconded by Lee Sanders. All voted “Aye”. Motion carried.

**Application #4655-23:** Consider Site Plan #4655-23 submitted by John Mueller who is requesting site plan approval to construct a manure storage facility on property located at 1159 Co Rd 7, tax map no. 33.00-1-20.100 in an AG district pursuant to Chapter 325 Section 325-62.2.

17 Neighbors were notified of the public hearing; 6 were in attendance.

John Mueller introduced the property and gave an overview of the past and future plans. He said they bought a dairy farm in Bloomfield in 2016 and have been renovating that throughout the years. Mr. Mueller said that cows from other facilities are now being transferred to the Bloomfield facility, leaving room for improvements to older farms. The plan is to build 2 new barns for dry cows at the farm on County Road 7 which will require updated and additional manure storage as well. Mr. Mueller said the plan is to build a 6.3-million-gallon manure storage structure that will be located approximately 2,000 feet from the nearest road.

Lee Sanders: Is the original manure storage still being used?

John Mueller: Yes, it’s still in use, and we’ve had it tested and found that there is no leaking.

A neighbor asked how far the current storage is from the road.

John Mueller: It’s about 1200-1400 feet. John and Anne VanEpps are the closest property line across the outlet, and they shouldn’t have any issues.

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John Boeckmann: How will you get the manure to the storage pile?

John Mueller: There will be a mechanical scraper that will come through and push the waste into the manure storage which will be located behind the barns.

Lee Sanders: How does this size compare to the one on Lover's Lane?

John Mueller: It's just about double.

Town Supervisor Dave Phillips gave an overview of state requirements for projects like this. He said that because there are so many regulations with Ag & Markets and NYSDEC, this board's primary function is not to issue final site plan approval, but rather to verify that the engineering is being done and that rules and regulations are being followed. Supervisor Phillips also said that the purpose of this application being brought in front of the Planning Board is to allow space and time for public questions or concerns.

A letter was sent to Code Enforcement Officer Steve DeHond from neighbor Ron Steiner expressing his support for this project, and it was read during the meeting. It included stating that Mr. Steiner believes that there should be no reason to deny Willow Bend Farm's request. He said that "WBF has been both a good neighbor and a good steward of the land for the 48 years I have resided directly across the road. ... Currently the odors from the existing manure pit are only even noticeable about two or three days a year and never has been so bad as to curtail any outdoor activity."

The Planning Board decided that they would not vote on this project until after receiving Ontario County's comments regarding this project, but they did set parameters which will be reviewed at next month's meeting. Those parameters are as follows:

1. Applicant has met compliance with DEC rules.
2. CAFO.
3. Applicant has completed a DEC runoff plan.
4. The property is located in an Ag district.
5. No SEQR is required.
6. The applicant has an engineer approved design.
7. The applicant is in compliance with soil and water recommendations.

The Town of Manchester Planning Board closed this Public Hearing.

## **Previous Minutes:**

A motion was made by Lee Sanders to approve the meeting minutes, which took place on November 21, 2023. Motion was seconded by Steve Buerman. All voted "Aye." Motion carried.

At this time the meeting was adjourned at 7:29 pm.

Respectfully submitted,

Scott VanAken

Chairman, Planning Board

Laurel Pitcher

Recording Secretary