

Town of Manchester Planning Board Meeting Minutes

January 16, 2024 – 7:00pm

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

Absent: None.

Also Present: John Mueller.

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.

Chairman Scott VanAken began by reading the comments from the Ontario County Planning Board. Those are as follows:

OCSWCD Comments

1. Details for concrete truck washout not provided in plans.
2. SWPPP not provided, unable to make further comments.

Comments

1. Is there a SWPPP? SEAF? Planning Board may need more detail is needed on hydrologic/environmental impacts.
2. Will the barns need utilities extended to them (electricity? Water?)

The Town of Manchester Planning Board had a brief discussion about the acronym SEAF and noted that it stands for Short Environmental Assessment Form, which is not needed in this instance. They also confirmed with the applicant that there is a Storm Water Prevention Plan.

John Mueller confirmed that there is a SWPP and that a change of operation was filed with the DEC.

Chairman VanAken asked who does inspections during the building process, to which Mr. Mueller responded that the engineer is responsible for most of them. He said that the DEC and the EPA can also do random spot checks whenever they like, although this does not happen often.

During the last Planning Board meeting, the Board discussed parameters that would need to be reviewed and evaluated for projects like this one. 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.

A motion was made by Tammy Worden to confirm that the applicant has met and satisfied all seven criteria as advised. Motion seconded by Jefferey Flower. All voted “Aye.” Motion carried.

Previous Minutes:

A motion was made by Tammy Worden to approve the meeting minutes, which took place on December 19, 2023. Motion was seconded by Lee Sanders. All voted “Aye.” Motion carried.

A motion was made by Scott VanAken to adjourn the meeting at 7:21pm. Motion was seconded by Tammy Worden. All voted “Aye.” Motion carried.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary