

# Town of Manchester Planning Board Meeting Minutes

## October 17, 2023 – 7:00pm

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

**Absent:** None.

**Also, present:** Joseph Abbott.

**Application #4652-23:** Consider Siteplan – Use Variance 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.

7 neighbors were notified of the meeting, and none were in attendance.

Joseph Abbott began the meeting by discussing his plans for the proposed motorcycle repair shop. He said that he'll operate out of the existing pole barn adjacent to his house on route 96. He also said that he would repair an average of 5-10 bikes per week depending on how in depth the project is. Mr. Abbott also said that he would start off working full time since he has experience doing repairs since 2012 and has certifications in motorcycle repair specifically.

Lee Sanders: What would your hours of operation be?

Joseph Abbott: I plan to operate 9-5 but by appointment within those hours since I live there as well.

Steve Buerman: What days would you operate?

Joseph Abbott: It would probably be Tuesday-Saturday to allow more availability for people that work.

Scott VanAken: Would you be operating the repair shop out of the building that's straight in?

Joseph Abbott: Yes, that's correct.

Steve Buerman: Do you need any external modifications to parking or buildings? Anything like that?

Joseph Abbott: No, I wouldn't. Everything is already there.

Scott VanAken: No issues with turning trailers around in that space?

Joseph Abbott: No, I just had one in there yesterday for insulation.

Tammy Worden: Can emergency vehicles get into that area?

Joseph Abbott: There's a lot of room back there, so it shouldn't be a problem. There's also a fire hydrant at the end of my driveway.

Tammy Worden: Would you have any need to do repairs outside?

Joseph Abbott: No, the nice thing about motorcycles is that they're small and can fit inside without a problem.

Steve Buerman: Would you be putting up any signs?

Joseph Abbott: I'm not sure, maybe in the future I will put signs up.

Steve Buerman: If you do want a sign in the future, that is something that you'll have to apply for.

Tammy Worden: What about tanks for used oil? Is that something you would need paperwork for?

Joseph Abbott: In the past, I had a 55-gallon drum that took me quite a few years to fill. I usually find people that use the oil in furnaces, and they'll come out and pick it up from me. There's also a company in Rochester that I could pay to drop it off there.

Scott VanAken: Would this repair shop be just for motorcycles, or would it include cars and trucks too?

Joseph Abbott: It would just be motorcycles.

Steve Buerman: Any exterior lighting?

Joseph Abbott: I'll probably put one on the front of the shop; I don't have anything yet, but I probably will once I finish the electric.

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Jefferey Flower: Is the space heated?

Joseph Abbott: Yes, we just finished installing a furnace in there.

Tammy: Would people be waiting for their motorcycle, or just dropping it off to be picked up later?

Joseph Abbott: It depends on what's being done to the bike. If it's something quick like a tire change, they might wait for it. However, for bigger projects, I would have to assess what needs to be done and schedule a later pickup time.

Steve Buerman: Are you going to be the only employee?

Joseph Abbott: Yes, I'll be the only one.

A brief discussion was had about commercial and residential zoning in that area.

The Planning Board did not vote on this project because it must go before the Zoning Board of Appeals before this board can reach a decision. Siteplan – Use Variance #4652-23 will be seen by the Ontario County Planning Board in November and the Town of Manchester Zoning Board of Appeals in December before being reviewed again by this board in December.

## **Previous Minutes:**

A motion was made by Tammy Worden to approve the meeting minutes, which took place on August 15, 2023. Motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

The board briefly discussed projects to be reviewed in upcoming meetings.

At this time the meeting was adjourned at 7:32 pm.

Respectfully submitted,

Scott VanAken  
Chairman, Planning Board

Laurel Pitcher  
Recording Secretary