

Minutes of the Town of Manchester Planning Board Meeting of January 15, 2019 – 7:00pm

Present: John Boeckmann, Scott VanAken, Steve Buerman, Ruby Morrison, Lee Sanders, Julie Vanderwall - members, Stuart Gwilt, Chairman, Steve DeHond, Code Enforcement Officer and Jill Havens, Recording Secretary

Absent: None

Also present: Applicants – Albert Tuttle, Tim Record, Don Miller, Jr. & Jaylene Folkins

Site Plan Application # 4574 - 18: submitted by Albert Tuttle who is requesting to rent the barn, on property located at 3991 Dewey Road, tax map no. 32.00-2-73.100 in a(n) A-1 district.

The chairman read the public hearing notice. Thirteen (13) surrounding property owners were notified of this meeting of which none were present.

Chairman Stuart Gwilt: Mr. Tuttle, you went to the Manchester Zoning Board of Appeals and the Ontario County Planning Board with your application, correct?

Mr. Albert Tuttle: Yes.

Chairman Gwilt: We did get a notice back from the Ontario County Planning Board that they had no problems with the application

Mrs. Ruby Morrison: Actually, it was a lengthy meeting with the Ontario County Planning Board and they did have some issues with the application.

1 - First one being that there are already use variances on this property, they want the have it noted that all prior use variance will be null and void on this property.

2 - They are requesting actual site plan/stamped maps (blue prints) for this property since all they had available to them were aerial maps OR the Manchester Planning Board needs to formally waive the requirement for the site plan/stamped maps (blue prints).

Chairman Gwilt: This is the same operation that was approved to go into the property at 2896/2898 State Route 96 back a couple of years ago, but the property was sold before the business could actually move in. The potential tenant wants to repair fire trucks and sell the occasional fire truck, as well as fire equipment sales such as turn-out gear, hoses, nozzles, etc. The hours of operational he says will be Monday-Friday 8am-5pm unless there is an emergency situation that would require him to be there after hours.

Are there any other questions?

Scott VanAken: I would like to know his exact intentions with the business?

Steve DeHond: A lot of those questions are in the Zoning Board Minutes from their December 4th, 2018 meeting.

Chairman Gwilt read the meeting minutes from the above mentioned ZBA meeting regarding the Appeal # 4574-18.

Scott VanAken: How large is the actual driveway/parking lot?

Mr. Tuttle: It's mostly gravel. The driveway up to the parking lot is about 150 foot long. Then there is the area all out back that I used to use to park all my garbage trucks out back.

Steve DeHond: I will have to ZBA amend their meeting minutes in regards to this appeal the remove all existing variances on the property.

Ruby Morrison: There is this section on pre-existing special uses section in our book 325-66- B-2, that states since he has been out of business with use of the original variance for 12 years, he would need to re-apply anyways. So those old variances are null and void at this time.

We would still need to do a waiver of the site plan map.

A motion was made by Ruby Morrison to approve Site Plan Application #4574-18 submitted by Albert Tuttle who is requesting a use variance for a Fire Equipment and Apparatus Sales and Service Shop, on property located at 3991 Dewey Road, tax map no. 32.00-2-73.100 in a(n) A-1 district pursuant to Chapter 325 section 10-B, permitted uses. Also, to waive the requirement for the stamped site plan, all previous Use Variances on this property are null and void at this time and taking into consideration the concerns of the surrounding property owners and the Town on Manchester Zoning Board of Appeals recommendations the following stipulations for this Site Plan Approval to be as such:

1. There will be no more than three (3) vehicles to be sold or repaired outside the building at any given time, with the exception of personal vehicles.
2. Working Hours for the business will be Monday through Friday 8:00 am to 5:00pm, except for emergencies.
3. This Use Variance will have a yearly review upon complaint.
4. In the future, ALL future uses of this property need to seek approval from the Town of Manchester Zoning and Planning Boards.

The motion was seconded by Steve Buerman. All voted "Aye." Motion carried.

Previous Minutes: A motion was made by Lee Sanders to approve the minutes from the meeting which took place on November 20, 2018. The motion was seconded by Stuart Gwilt. All voted "Aye." Motion carried.

Other Business:

Steve DeHond informed the board that Leonard's Express Appeal # 4576-19, who was originally supposed to be present at the Planning Board Meeting this evening cancelled their appearance yesterday, January 14, 2019, as they were not ready to present their plans to the Board at this time and would like to schedule a special meeting for two (2) weeks if the board is so inclined. The Planning Board declined a Special Meeting and invites them present at the regularly scheduled Planning Board Meeting on February 19th, 2019, if they are ready to do so at that time.

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary