

# Minutes of the Town of Manchester Planning Board Meeting of February 19, 2019 – 7:00pm

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

**Absent:** Ruby Morrison and Scott VanAken

**Also present: Applicants** – Amy Noto and Drazen Gasic, Wes Pettee & Dan Brocht from LaBella Associates, representing Leonard's express. Also present, **Town of Manchester Residents** – Doug Cummings, Dave & Linda House, Trevor Christensen, Katelynn Kelly, Bill & Sue Burnett, Elizabeth Rolston, Cynthia Patchke, Dianna Becker, Virginia Glover, Nancy Whittaker, and Tim & Carol Simmons. **Town of Manchester Board Members** – Supervisor Jeff Gallahan, Don Miller, Jr. & Jaylene Folkins. **Leonard's Express Representatives** – Kyle Johnson, Kevin Johnson & Bill O'Hanlon. **Ontario County Representative** – Maria Rudzinski.

**Special Use Application # 4578 - 19:** submitted by Amy Noto who is an outdoor wood furnace on property located at 201 Johnson Road, tax map no. 2.00-2-27.100 in an A-1 district pursuant to Chapter 325 section 58.1

The chairman read the public hearing notice. Ten (10) surrounding property owners were notified of this meeting of which none were present.

**Chairman Stuart Gwilt:** Who will be installing the outdoor furnace?

**Ms. Amy Noto:** Martin's Furnace, which is who I am purchasing it from also.

**Chairman Gwilt:** Do you know what you can and can't burn in it?

**Ms. Noto:** Yes, I have all the DEC regulations on it and it's strictly for burning wood.

**Mr. John Boeckmann:** How large is the unit? Do you know how many square feet it is?

**Ms. Noto:** I don't have the exact square footage but the dimensions of the unit are included in the paperwork I gave Steve. About 4 foot by 5 foot.

**Mr. Boeckmann:** What areas will this furnace service?

**Ms. Noto:** Just the house.

**Mr. Boeckmann:** What about the transmission lines? How are you getting the heat from the furnace to the house?

**Ms. Noto:** It's hot water, so there will be a buried pipe that will be circulating the water from the furnace to the house and back.

Are there any other questions?

Hearing none.

The Public Hearing was closed and a motion was made by Steve Buerman to approve Special Use Application #4578-19 submitted by Amy Noto who is an outdoor wood furnace on property located at 201 Johnson Road, tax map no. 2.00-2-27.100 in an A-1 district pursuant to Chapter 325 section 58.1

The motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

**Preliminary Planned Unit Development (PUD) Zoning # 4576-19** - submitted by Leonard's Express who is requesting a zoning change, on properties located at County Road 13 & Walters Lane, tax map no. 44.00-2-7.111 & 44.00-2-18.200 in a(n) M-2 and A-1 district, respectively, pursuant to Chapter 325-59.

The chairman read the public meeting notice. Twenty-one (21) surrounding property owners were notified of this meeting of which eleven (11) were present.

Mr. Drazen Gasic, Civil Engineer from LaBella Associates was present to inform the public and the Town of Manchester Planning Board of the plans for the above-mentioned property by their client, Leonard's Express.

A bit about Leonard's Express, Leonard's Express is a warehouse, a lot of people identify it with trucking but they also do a lot of warehousing and storage. They are currently located in Farmington, NY. Their success is mainly through service and their partnership with not only their clients but also their community. They have a very strong community relationship and impact. Currently they have 600 team members across the company and they are a family-owned and based company. They partner with many local and nationwide organizations yearly and are currently one of the top 100 companies in Rochester, NY.

The Planned Unit Development (PUD) is an opportunity for the community to establish an area for future growth and job opportunities but allows some flexibility for the Planning Board and the Town Board to establish guidelines in advance with the community's contributions in regards to our plans and future plans for this property.

Several large maps were placed around the room for reference during the presentation, copies of these maps can be found in the Code Enforcement files in the Zoning Office.

There are three (3) phases to the presented PUD. The properties in question for the PUD are the former GLK owned properties, some are in Town of Manchester, some are in the Village of Shortsville. The only properties we would include in the PUD are the Town of Manchester properties.

Potential Area of Concern:

1. Traffic – All 18-wheeler traffic would be directed east, away from the Village of Shortsville and routed towards the NYS Thruway in that direction. Traffic studies with the DOT states that County Road 13 is currently being underutilized based on what the roads capacity currently is. However, they may be some employee traffic that goes west getting to and from their place of employment.

Phase One:

1. Construction of a 300,000 square foot warehouse. The existing access driveway, Cabbage Lane, would remain but would be reworked for truck and employee traffic.
2. Screening for the neighbors would include both berm screening and tree screening.
3. There will be some new light poles installed for security, which would require approval from the Planning Board in our Site Planning process.

Currently looking with the PUD potential concept would change the Zoning on these parcels from Agricultural, Light Industrial and Industrial which would involve a change from a 250 foot setback to 120 foot setback, keeping the same maximum building height at 45 foot tall and under an M-1 district the current setback to a residential property line is 1500 feet with the PUD it would be 300 feet.

Phase Two:

1. Additional 180,000 square foot warehouse space to the north of the phase one warehouse.

Phase Three:

1. Establishment of a Rail Spur

With regards to the infrastructure, the new warehouse would add the equivalent of approximately two (2) new homes on the current sewer, which can handle an additional 300 homes. Storm water would be addressed as well to eliminate current and future problems. Both of these will be addressed in the Site Plan process of this application.

Q & A:

**Resident:** Do you plan to resurface Cabbage Patch Lane?

**Mr. Gasic:** Yes, we would need to do that for truck traffic.

**Resident:** Walters Lane is currently owned by GLK?

**Mr. Gasic:** Yes, currently.

**Resident:** Is this warehouse going directly behind all the properties on County Road 13 that are all residential?

**Mr. Gasic:** Yes, approximately 300-400 feet behind those property lines.

**Resident:** Where are you planning to get water lines and sewer lines? This is Town of Manchester property; we have septic tanks and well water.

**Mr. Gasic:** Based on the 2017 Town of Manchester Comprehensive Plan, there is water and sewer lines that run out of the Village of Shortsville on County Road 13 that we would be looking to tie into. This would also be addressed in the Site Plan process.

**Jaylene Folkins, Town Board Member:** All 600 of Leonard's Express employees will be coming to this facility now?

**Mr. Gasic:** No, this is just an expansion. Not all those employees will be coming to this location.

**Don Miller, Town Board Member:** Will this location have a fuel depot?

**Mr. Gasic:** No, no fuel depot and no washing station at this facility. Those will continue to be handled at the Farmington facility.

**Resident:** What will be done with the current GLK buildings that are included in the PUD?

**Mr. Gasic:** The space within the buildings would be used as warehouse. Any development to these buildings would simply be primarily maintenance, such as replacing loading docks, new connection points, etc.

**Resident:** These trucks are going to be running 24 hours a day?

**Mr. Gasic:** Not the trucks, but the facility will be running 24 hours a day.

**Resident:** What does that do to the noise level of the neighborhood?

**Mr. Gasic:** Based on the traffic study we conducted, that would increase the level by a whisper.

Maria Rudzinski, Ontario County Planning Board, stressed the importance of a PUD and the positive effects it can have for the Town of Manchester. It will allow more flexibility in the zoning of this development and will increase the marketability of the town.

**Chairman Gwilt:** Any further questions?

Hearing none. Chairman Gwilt closed the Public Meeting. A motion was made by Chairman Stuart Gwilt to pass this proposal of a PUD zoning change on to the Town Board of Manchester for their review. All voted "Aye". Motion carried.

**Previous Minutes:** A motion was made by Julie Vanderwall to approve the minutes from the meeting which took place on January 19, 2019. The motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

**Other Business:**

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt  
Planning Board Chairman

Jill Havens  
Recording Secretary