

# Town of Manchester Planning Board Meeting Minutes

## February 18<sup>th</sup>, 2020 – 7:00pm

**Present:** John Boeckmann, Steve Buerman and Scott VanAken (acting as Recording Secretary for this meeting), Julie Vanderwall & Lee Sanders - members, Stuart Gwilt, Chairman and Steve DeHond, Code Enforcement Officer

**Absent:** Jill Havens, Recording Secretary

**Also, present: Applicant(s)** – Erin Liesenfeld, First Light Representative, Don Marks & Brennen Marks and Gary Rogers; **Town of Manchester Residents:** Dave Williamson, Jim Tears, Jeff DeCook, Wanda Guarino, Doug Cummings and Wayne Poole; **Village of Manchester Board Members** – Mike Buttaccio, Village Trustee

**Site Plan # 4591 - 19:** First Light Fiber who is requesting a Fiber Optic Facility including 12 x 20 Shelter & Generator located at Dewey Road, tax map no. 32.00-2-80.000 in an A-1 district pursuant to Chapter 325 Section 66 & 75.

The chairman read the public hearing notice. Sixteen (16) surrounding property owners were notified by mail of this meeting of which Mr. Douglas Cummings was present.

**Stuart Gwilt, Chairman:** We got your letter explaining everything. I was surprised at the generator, but I also didn't realize that talking right now in a normal tone of voice is 60 db. The generator is 71. A riding lawn mower if it is working/mowing is 94 db. Does anyone have any questions on the answers we received from First Light?

**Steve Buerman:** We previously discussed having the generator test run during the day as opposed to at night, is that something that can be accomplished?

**Erin Liesenfeld, First Light Representative:** Yes. That will be done during normal 9-5 business hours.

**Steve Buerman:** I also have a question on the lights being used in the area, will those lights be night sky compliant?

**Erin Liesenfeld, First Light Representative:** I am not sure, they are 14/14 Lumen. They will be a dusk to dawn motion detected cycle. If they are triggered, they will be on for 15 minutes before they go off again.

**Steve Buerman:** Ok, so they will be off most of the time?

**Erin Liesenfeld, First Light Representative:** Yes.

**Steve Buerman:** The dusk to dawn had me confused, so they are motion lights, not dusk to dawn lights?

**Erin Liesenfeld, First Light Representative:** Let me double check and get back to you on that.

**Steve Buerman:** Is there anything that our local emergency responders need to be trained on?

**Erin Liesenfeld, First Light Representative:** I didn't really get an answer on that other than they made the driveway big enough for first responders. I will ask and get back to you on that also.

**Lee Sanders:** I see you are putting an 18" x 24" sign on there with emergency contact, is that a local representative that will come if called?

**Erin Liesenfeld, First Light Representative:** Yes.

**Mike Buttaccio, Village of Manchester:** How local?

**Erin Liesenfeld, First Light Representative:** I will get back to you on that.

**Mike Buttaccio, Village of Manchester:** If there is an emergency on the property and emergency personnel need to get in there, how will they access the property?

**Lee Sanders:** If there is no way for us to get in there, we will cut our way into the fenced in area.

**Erin Liesenfeld, First Light Representative:** I will get back to you on that.

**Steve Buerman:** I see on the drawing that there are two (2) pods there, are you requesting approval for two (2) pods or just one (1)?

**Erin Liesenfeld, First Light Representative:** Just one (1).

**Steve Buerman:** So, if you wanted to add the second pod in the future, you would have to come back to the board for approval.

**Erin Liesenfeld, First Light Representative:** Correct.

# Town of Manchester Planning Board Meeting Minutes

## February 18<sup>th</sup>, 2020 – 7:00pm (cont.)

\*\* Review of the SEQR – Part I

Part II – Impact Assessment are all answers “no”.

Part III – Determination of Significance – No significant adverse environmental impacts, signed and dated by Planning Board Chairman, Stuart Gwilt.

**Stuart Gwilt, Chairman:** Are there any other questions?

**Douglas Cummings, Resident:** Can we get copies of everything that has been submitted regarding this project?

**Steve DeHond, Code Enforcement:** You will have to fill out a F.O.I.L Request and then you can have all the copies you want.

**Douglas Cummings:** Do you have that so I can fill it out now?

**Steve DeHond:** That is in the Town Clerk’s Office and they are closed right now. You will have to come back and do that tomorrow.

**Douglas Cummings:** How convenient.

**George Hayes:** Is there still a Palmyra water line running into that building and then out beyond or is that not active anymore?

**Mike Buttaccio:** The water line is still there but it’s not active anymore.

**George Hayes:** If they build the one building, are they going to have the option to build additional buildings there?

**Stuart Gwilt:** There is another pad there that they don’t anticipate using, they would have to come back to add anything else.

**George Hayes:** Why there? Why that location?

**Mike Buttaccio:** Just because the Village owns that property and its not being used anymore.

**Stuart Gwilt, Chairman:** Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by John Boeckmann to accept the SEQR findings and determinations for Application # 4591-19, submitted by First Light Fiber who is requesting a Fiber Optic Facility including 12 x 20 Shelter & Generator located at Dewey Road, tax map no. 32.00-2-80.000 in an A-1 district pursuant to Chapter 325 Section 66 & 75, the motion was seconded by Scott VanAken. All voted “Aye.” Motion carried.

A motion was made by John Boeckmann to approve the Site Plan for Application # 4591-19, submitted by First Light Fiber who is requesting a Fiber Optic Facility including 12 x 20 Shelter & Generator located at Dewey Road, tax map no. 32.00-2-80.000 in an A-1 district pursuant to Chapter 325 Section 66 & 75, pending the answers regarding night sky compliancy of the lights and that the local emergency contact is within 1-hour distance from the location, the motion was seconded by Lee Sanders. All voted “Aye.” Motion carried.

**Special Use/Site Plan Amendment # 4595 - 20:** Gary Rogers (Woodstone Heavy Truck & Equipment Repair) who is requesting a 50' x 85' addition to pole barn and garage repair on property located at 485 State Route 21, tax map no. 11.00-2-59.100 in an A-1 district pursuant to Chapter 325 Section 275.

The chairman read the public hearing notice. Six (6) surrounding property owners were notified by mail of this meeting of which none were present.

**Stuart Gwilt, Chairman:** Review of comments from Ontario County Planning Board.

**Steve Buerman:** The county wants to make sure there is no issue with stormwater during the construction of the building and confirm that when the facility is up and running that there is a way to contain any accidental spill of toxic materials.

**Scott VanAken:** Which you do currently.

**Gary Rogers, Woodstone Heavy Truck & Equipment Repair:** Correct. All run-off is contained currently. I have a water separator as well that we use when we are

# Town of Manchester Planning Board Meeting Minutes

## February 18<sup>th</sup>, 2020 – 7:00pm (cont.)

washing equipment. All oil, freon and potential contaminates of that kind are either picked up and/or contained.

**Stuart Gwilt, Chairman:** You have been operating there for two years now?

**Gary Rogers:** Yes, commercially it's been two (2) years but we have been there ten (10) years.

**John Boeckmann:** Will the parking remain gravel?

**Gary Rogers:** Yes, other than in the building and an apron into the building to match what we currently have there.

**Stuart Gwilt, Chairman:** Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Julie Vanderwall to approve Site Plan Amendment # 4595-20, submitted by Gary Rogers/Woodstone Heavy Truck & Equipment Repair who is requesting a 50' x 80' addition to pole barn and garage repair on property located at 485 State Route 21, tax map no. 11.00-2-59.100 in an A-1 district pursuant to Chapter 325 Section 275, the motion was seconded by John Boeckmann. All voted "Aye." Motion carried.

**Subdivision # 4596 - 20:** Donald Marks who is requesting a three (3) lot subdivision on property located at 2912 & 2932 Stevens Street, tax map no. 33.00-2-48.000 in an A-1 district pursuant to Chapter 325 Section 275.

The chairman read the public hearing notice. Ten (10) surrounding property owners were notified by mail of this meeting of which Jeff DeCook, Wanda Guarino, Wayne Poole, Dave Williamson and Jim Tears were present.

**Stuart Gwilt, Chairman:** Please come forward and tell us what you want to do. Briefly looking at this you don't have the required 175' frontage for all of these lots.

**Donald Marks, Applicant:** Correct. We will need a recommendation to the Zoning Board of Appeals for variances for the frontages.

**Stuart Gwilt, Chairman:** You will have to go to the ZBA next month.

**Donald Marks:** Right, we understand that. There are four (4) lots proposed off a single lot, which is currently a non-conforming lot. There are 2 trailers on one lot, which we have to subdivide in order to do anything with them. We know that the Town allows flag lots, but we want to keep the homes closer to Stephens Street because the further back you get on the property, the wetter it gets. The lot isn't good for Agricultural use which is what it is zoned, so we are just looking for the best possible use for the lot(s).

**Stuart Gwilt:** Are you planning on building homes?

**Donald Marks:** It all depends on the approvals we get. We aren't looking for flag lots.

**Stuart Gwilt:** We can't give any approvals on this tonight; you will have to go to the ZBA before we can do anything. Only thing we can do tonight is talk with you about your plan.

**Donald Marks:** Right, I understand.

**Stuart Gwilt:** Anyone have any questions?

**David Williamson:** What about water and sewer out there? What do you plan to do about that?

**Donald Marks:** Water is not a problem out there, there are 2 flowing wells out there currently that are both 40' deep. We will keep the wells and have septic.

**Jeff DeCook:** So, you are looking at renting four places on that lot?

**Donald Marks:** No. They would be sold or possibly rented if they are nice homes and I can maintain a good clientele, then I may consider renting.

**Jeff DeCook:** So, you are planning on selling these properties after you subdivide there?

**Donald Marks:** I would sell at least one in order to make some headway on the others. I am a builder. I have been a builder my whole life, so whether we sell one empty lot, or we build a home first and then sell it, in order to build on the remaining lots.

# Town of Manchester Planning Board Meeting Minutes

## February 18<sup>th</sup>, 2020 – 7:00pm (cont.)

**Jeff DeCook:** What are you planning on doing with the land beyond 260’?

**Donald Marks:** Can’t do much with it back there without a lot of work, it is too wet.

**Stuart Gwilt:** Any other questions?

Planning Board Member, Steve Buerman reads section 325.77 to the applicants as it applies to the code.

**Wanda Guarino:** Is the lot for sale and how much?

**Donald Marks:** It was on the market for a while for \$100,000.00 for all 10 acres.

**Stuart Gwilt, Chairman:** Any other questions?

(Hearing none)

The Public Hearing was closed.

No motion was taken at this time. The Planning Board recommends taking these plans to the Zoning Board of Appeals at this time before moving forward.

### Previous Minutes:

A motion was made by Scott VanAken to approve the minutes from the meeting which took place on January 21<sup>st</sup>, 2020, with the addition of comments to reflect that the new antennae are of equal or smaller in size to what is currently there and anything that is removed from the tower must be removed from the property. The motion was seconded by John Boeckmann. All voted “Aye.” Motion carried.

Meeting adjourned @ 8:15pm.

Respectfully submitted,

Stuart Gwilt  
Planning Board Chairman

Jill Havens  
Transcribed Minutes taken by  
Acting Recording Secretary, Scott VanAken