

Town of Manchester Planning Board Meeting Minutes

June 16th, 2020 – 7:00pm

Present: John Boeckmann, Steve Buerman (entered 7:06p.m.) and Scott VanAken, Julie Vanderwall, Jeff Flower & Lee Sanders - members, Stuart Gwilt, Chairman, Jill Havens, Recording Secretary and Steve DeHond, Code Enforcement Officer

Absent: NONE

Also, present: Applicant(s) – Gordon Johnson, Jr., Luke Abbott, and Brian, Julia & Carlene Standera; **Town of Manchester Residents:** Jim & Diane Hixson, David & Jeanne Rider, Janet McMahon, Duane McMahon, Stephen Perry, and Cody Notaro

Special Use Application # 4603 - 20: Gordon Johnson, Jr. who is requesting to build a chicken coop and house 20 chickens on property located at 3580 Outlet Road, tax map no. 32.00-1-44.007 in an A-1 district pursuant to Chapter 325 Section 51-B.

The chairman read the public hearing notice. Sixteen (16) surrounding property owners were notified by mail of this meeting of which Ms. Janet McMahon & Mr. Duane McMahon was present.

Stuart Gwilt, Chairman: Please come forward and tell us what you want to do.

Gordon Johnson, Jr.: There are different types of chickens. I'd like to have 20 chickens to provide eggs for my large family and be family pets. This is just a hobby.

Stuart Gwilt, Chairman: Who is going to build the coop?

Gordon Johnson, Jr.: I am. That is the blueprint of the coop there that I provided you with.

Scott VanAken: So, it is going to be 12 x 12 just like in this blueprint?

Gordon Johnson, Jr.: Yes.

Stuart Gwilt, Chairman: You are a long way back from the road, correct?

Gordon Johnson, Jr.: Yes, the property is way long than it is width wise.

Scott VanAken: What is the distance of the coop placement from the house?

Gordon Johnson, Jr.: 100-125 yards.

John Boeckmann: What is the total acreage of the property?

Gordon Johnson, Jr.: Just over 5 acres.

John Boeckmann: How will their waste be taken care of in the winter?

Gordon Johnson, Jr.: We put it right in our gardens. There will be no waste sitting around there.

John Boeckmann: Will you be running any utilities out to the chicken coop?

Gordon Johnson, Jr.: No. We will run a hose out for water and eventually we would like to get some solar panels set up for some lights.

Stuart Gwilt, Chairman: Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Scott VanAken to approve Application # 4603-20, submitted by Gordon Johnson, Jr. who is requesting to build a chicken coop, as submitted and house no more than 20 chickens on property located at 3580 Outlet Road, tax map no. 32.00-1-44.007 in an A-1 district pursuant to Chapter 325 Section 51-B, the motion was seconded by John Boeckmann. All voted "Aye." Motion carried.

Preliminary Site Plan/Subdivision # 4604 - 20: Luke Abbott who is requesting Site Plan-Subdivision on property located at Kyte Road & State Route 96, part of tax map no. 32.00-1-2.111 in an A-1 district pursuant to Chapter 325 Section 75- Section 275.

The chairman read the public meeting notice. **NONE** of the surrounding property owners were notified by mail of this meeting.

Stuart Gwilt, Chairman: Where you want to build this is right on the corner?

Luke Abbott: Yes, it is.

Stuart Gwilt: Where will you be entering the property, off of Kyte Road?

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Luke Abbott: Yes, off of Kyte Road.

Lee Sanders: What is the height of the building going to be?

Luke Abbott: It's going to be 12-foot walls, then to the peak it will be 16-18 feet.

John Boeckmann: What will you do here?

Luke Abbott: Pressure washing, soft washing. Basically, I ran out of room where I live now on County Road 28, I have .9 acres and I have no room to expand. My family has a bunch of land over there and were kind enough to give me an acre of it to build on. I have 4 trucks right now and my home driveway is just packed. So, I need a place for my trucks to sleep at night and to work out of during the day and in the winter too.

John Boeckmann: Will you actually work inside the building too?

Luke Abbott: No, this is just for storage of vehicles and equipment.

Stuart Gwilt: You wash homes and that in the wintertime too?

Luke Abbott: Not in the winter. We do mostly fleet washing in the winter, trucks & heavy equipment. There is some inside work in the winter too. Warehouses and such but it is pretty rare. The property will be kept clean and tidy. I'll have some shrubs and trees. There will be minimal noise.

Scott VanAken: Are you going to do anything for signage out there?

Luke Abbott: No. Not immediately. I have a banner that I plan to just hang off the side of the building.

Stuart Gwilt: There will be three lights on the Kyte Road side of the building?

Luke Abbott: Yes. There will be lights and cameras watching.

John Boeckmann: I'm not finding anything listed for this business in the permitted uses, is anyone else finding anything?

Steve DeHond, Code Enforcement Officer: It's not. He will have to go to the Zoning Board for a Use Variance. This is just a preliminary site plan. It has already gone to the county. Those comments are in there also.

Stuart Gwilt: Ok. When do you plan to start building this if everything goes through?

Luke Abbott: My builder would like to start in August.

Scott VanAken: Why is there a plan for future septic? Nothing for current?

Luke Abbott: In the future, I would like to have some bathrooms for the employees.

Stuart Gwilt: Any other questions?

Lee Sanders: Your equipment will be parked in the building?

Luke Abbott: Yes.

Julie Vanderwall: What are your hours of operation?

Luke Abbott: Sometimes it's from 7am – 7pm. My trucks are quiet.

John Boeckmann: Will there be any on-site fuel storage? Or chemicals?

Luke Abbott: No. Not at all. We have some soaps and stuff but nothing harsh. Everything I use is biodegradable.

Scott VanAken: It looks like the county was concerned about stormwater? That property is pretty flat. Do you anticipate any issue with drainage?

Luke Abbott: It is very flat. I don't see any problems but if there are, isn't that something the county would have to take care of since it's a county road?

Stuart Gwilt: Are you going to be doing any grading of the property that would help alleviate any problems with drainage?

Luke Abbott: I certainly could. Whoever I hire to do the excavating, I can have them address that issue.

Stuart Gwilt, Chairman: Any other questions?

A motion was made by Julie Vanderwall to forward Preliminary Site Plan/Subdivision # 4604-20 submitted by Luke Abbott to the Zoning Board of Appeals for a Use Variance, who is requesting a Luke Abbott who is requesting Site Plan-Subdivision on property located at Kyte Road & State Route 96 to operate a power washing business, part of tax map no. 32.00-1-2.111 in an A-1 district pursuant to Chapter 325 Section 75- Section 275, the motion was seconded by Jeff Flower. All voted "Aye." Motion carried.

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Site Plan & Special Use Approval #4598-20: Brian Standera who is requesting to convert building to 6 apartments on property located at 630 Curran Road, tax map no. 11.00-2-34.121 in an A-1 district pursuant to Chapter 325 Section 325-75.

The chairman read the public hearing notice. Ten (10) surrounding property owners were notified by mail of this meeting of which Jim & Diane Hixson, David & Jeanne Rider, Stephen Perry, and Cody Notaro were present.

Stuart Gwilt, Chairman: Please come forward and tell us what you want to do. I see your map and everything.

Brian Standera, Applicant: I would like to convert the 7,000 square foot building at 630 Curran Road and convert it into 6 apartments. Five (5) 2 bedroom and One (1) three bedroom. Our current plan is for my family to move out there and live there in the three-bedroom apartment for probably 2-5 years while we get it all set up.

Stuart Gwilt, Chairman: If you are approved and you buy it, is there anything that you could start right out and use?

Brian Standera: Yes. There is one unit that is completely done and the current owner was actually living out of that apartment.

Stuart Gwilt: You are on a septic out there?

Brian Standera: Yes.

Stuart Gwilt: So, you would have to perk it and everything to see if you will need to add on to the current septic.

Brian Standera: We will only be adding two (2) bathrooms but that actual capacity for which it was set up for will actually be less. So, I believe we should be ok.

Lee Sanders: I see you only have one entry door per apartment. Will you be adding any entry doors or emergency exits in the case of a fire or anything?

Brian Standera: If we need to, we will. Everything is first floor, so it will be easy enough to add an egress window exit, if necessary.

Lee Sanders: Will you be installing fire walls?

Brian Standera: Yes, we have a design for firewalls between all the units.

Steve Buerman: Curran Road has always been notorious for bad perking soil, will you be looking at the septic system under the new current codes as they stand in New York State to address the seven (7) bathrooms that are going to be there?

Brian Standera: We will have to, correct?

Steve Buerman: Correct. Which means you will have to do a new current perk test under the current conditions of the site and the current codes.

Brian Standera: Ok. Yes. We are having some current testing done with that.

Steve Buerman: That's a pretty good engineering project to have that all looked at. Also, that property currently has just one electrical service going to it. How is that going to be broken up with the tenants? Is electric going to be included in the rent cost?

Brian Standera: Initially, yes. Electric will be included.

Stuart Gwilt: Is there only one heating unit in the facility?

Brian Standera: No. Currently the unit that is being used has its own heating unit and the rest of the building shares another separate unit/boiler system.

Scott VanAken: It must be a zoned unit then? So, it can be regulated?

Brian Standera: Yes. Zoned, It looks to be a fairly new unit also.

Scott VanAken: How much site work do you intend to do? Sidewalks? Grading?

Brian Standera: Except for sidewalks, that is pretty much it. The actual site is really nice. We would clean up the driveway and the siding a little and add some gutters. There really are no additional plans of anything unless we have to for the septic.

Lee Sanders: Will you be adding any exterior lighting?

Brian Standera: We probably will be putting some lighting up at the doorway to each unit, so that the tenant can see their way in at the sidewalk and parking area and such. We will add some cameras for some security out there also.

John Boeckmann: Is that municipal water out there?

Brian Standera: Yes, it is.

Steve Buerman: Is the original fire protection sprinkler system intact and operational?

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Brian Standera: It is. It's a dry system that is in there now but it's been all inspected.

Scott VanAken: Is there any plan to put in any outdoor picnic area or anything like that?

Brian Standera: I have not actually put any thought into that yet.

Steve Buerman: Is there a plan for any signage?

Brian Standera: No. I don't plan on putting anything out there.

Scott VanAken: What's the lot size?

Brian Standera: 4.4 acres.

John Boeckmann: Do you plan on ever expanding the building, making it bigger, changing the footprint?

Brian Standera: No. I don't plan on any of that.

John Boeckmann: You said initially you plan to live on site as the manager. When you move out, will you continue to have a manager on-site?

Brian Standera: No. Not on six apartments. I may have a tenant that takes on a leadership role and watched the place for me. I would be available 24 hours a day, seven days a week in the event that I am needed for some issue, as I currently am for my other rental properties.

Stuart Gwilt: Do any of the neighboring residents here have any questions?

Jim Hixson, Resident: Who are you looking to rent to primarily?

Brian Standera: We can't be too selective but ideally, we are going to build the apartments for older, middle aged couples. We really can't discriminate on who we rent to but that would be our target for residents.

Resident: Would you be switching the zoning from residential to commercial?

Brian Standera: I am assuming the property would stay agricultural.

Stuart Gwilt: It would stay agricultural. This is a permitted use under the current special use permit.

Jeanne Rider, Resident: If this goes through, we will just have to live with the property being this way forever and ever? The special use never has to come up for review of potential problems or issues associated with it?

Scott VanAken: It can. We can add that as a stipulation to the permitted use.

Steve DeHond: To answer your first question, a special use permit does stay with the property and is carried over to new owners unless the property is abandoned for one (1) year.

Steve Buerman: A special use permit with an annual review gives us a chance to say you are doing a great job/keep up the good work or hey, we have some issues we need you to address.

Scott VanAken: What would the plan be for managing garbage and recycling be for 6 apartments?

Brian Standera: We would set up a contained area to manage that and keep it from litter the grounds anywhere.

Steve Buerman: What would be the number of cars that you would expect to be there?

Brian Standera: 10-12, 15 maximum.

Steve Buerman: Ok. That would be something you would want to put in there also, so you don't end up with broken down vehicles being stored in the parking area or people storing cars there, etc.

Brian Standera: Yes, that is written clearly in my rental agreements with the tenants. I am pretty strict on all of that stuff.

Stuart Gwilt: Any other questions?

Jeanne Rider: Yes, I have one. We have been in this area for many years. We are your direct neighbor and are only 187 feet away from your property. We have had a lot of privacy over the years here and that it probably our biggest concern is maintaining that privacy. I would like for you to offer up some sort of privacy fence for David and I.

Scott VanAken: So, would some sort of shrubs be adequate for that request?

Jeanne Rider: Yes, that would be fine. David and I have put up some pine trees ourselves, but we would like something additional on their side of the property line.

Brian Standera: Yes, of course. I will give you my number and we can work something out.

Jeanne Rider: We have some wooded areas that are also of concern that would share a property line with you, what would you be willing to do to safeguard us from having your tenants crossing the property line?

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Brian Standera: I would put some signage up in the woods and I can also have something written into the rental agreement regarding trespassing onto neighboring properties.

Jeanne Rider: Ok, that is fine. Thank You. I appreciate that.

Stuart Gwilt: Any other questions?

Steve Buerman: You are saying a maximum of 24 people living there, right?

Scott VanAken: 13 bedrooms, right? Two people per bedroom would be a maximum of 26 people.

Stuart Gwilt: Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Steve Buerman to approve Preliminary Site Plan # 4598-20 submitted by Brian Standera who is requesting to convert building to 6 apartments on property located at 630 Curran Road, tax map no. 11.00-2-34.121 in an A-1 district pursuant to Chapter 325 Section 325-75, CONTINGENT upon the following seven (7) factors and submitted with full & complete site plan drawing(s):

1. Privacy buffering for neighboring property owners
2. Yearly review of Special Use Permit
3. Engineer report regarding to adequacy and current code compliancy of septic system
4. Maximum number of vehicles on site is fifteen (15)
5. Maximum occupancy is twenty-four (24) people
6. Central and fenced garbage/recycling area
7. Lighting with dark sky compliancy

the motion was seconded by Julie Vanderwall. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by John Boeckmann to approve the minutes from the meeting which took place on February 18th, 2020, as submitted. The motion was seconded by Julie Vanderwall. All voted "Aye." Motion carried.

Meeting adjourned @ 8:15pm.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary