

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

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

Absent: Steve Buerman

Also, present: Applicants – Drazen Gasic, from LaBella Associates, representing Leonard's Express. Also, present, **Town of Manchester Residents** – Doug Cummings, Dave & Linda House, Sheryl & Bob Palmer, Shawn & Janet Pollock, Terry & Kim Williamson, Nancy Patz, Elizabeth Rolston, Susan Walker, Bill & Sue Burnett, and Robert Woodhams, **Town of Manchester Board Members** – Kevin Blazey, Dave Phillips, Don Miller, Jr. & Jaylene Folkins. **Leonard's Express Representatives** – Kyle Johnson & Bill O'Hanlon. **MRB Group Representative (Town of Manchester Engineer)** - Shaun Logue.

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. Eighty (80) surrounding property owners were notified of this meeting of which fifteen (15) 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.

The current facility in Farmington, NY, Ontario County will remain and this project is expected to be a growth for the company.

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 under-utilized 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. Continued usage of the current access roadway that connects the properties to the north would also occur for any warehouse storage between the buildings on the property.
3. Screening for the neighbors would include both berm screening and tree screening, which would require approval from the Planning Board in our Site Planning process.
4. There will be some new light poles installed for security, which would also 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 150 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 150 feet but 300 feet to the actual building.

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:

Jaylene Folkins, Town Board Member: Currently you do not own the parcels in the proposed PUD, correct?

Mr. Gasic: Correct. Currently all the property is still owned by GLK. The purchase agreement is contingent upon the approval of the PUD.

Resident: What is the proposed use of the current Kraut factory?

Mr. Gasic: It would be used as warehouse storage.

Resident: So there will be no truck traffic at this facility?

Mr. Gasic: In the back area near the loading docks, yes. Out front, there will be no truck traffic, just employee parking.

Leonard's Express Rep: The large new warehouse will be a 24 hour, 7 days a week operation, the current existing plant would be a normal day shift operation. We do intend to submit a building permit application down the road to the Village of Shortsville to add four (4) dock doors to that Clark Street side with the intent of still maintaining a strictly day shift operation and all truck traffic would have to access through Cabbage Patch Lane.

Resident: Would there be trucks sitting there all day long idling at the Clark Street location?

Leonard's Express Rep: That would not be our intent. Most trucks are designed to automatically shut off after a period of time. Our trucks are programmed to shut off after 5 minutes. Any trucks that would be parked overnight would be parked away from the Clark Street location.

Resident: Trucks will be routed via GPS to this location which will usually direct them down East Ave. to this location, how will this be addressed?

Mr. Gasic: Leonard's Express does everything in house but they can pinpoint and locate their trucks at any given time.

Leonard's Express Rep: Our trucks that we control will be guided to take the correct route.

Resident: Will you be paying for any damage that these trucks do to personal property?

Leonard's Express Rep: Yes we will. Our intent here is to be good neighbors. Anything that we can do to facilitate that we will work with the County, the Town and the Village to do that including put up proper signage to route truck traffic correctly.

Resident: Drainage seriously needs to be addressed. The water all drains to the west and County Road 13/Main Street floods bad. This area cannot handle any more water because it can't handle what its already got going on.

Mr. Gasic: We know there are some serious concerns about this and we will be addressing them all in the Site Plan phase of the process. We will add more ponds, berms, etc. as needed to address this concern when we get to that phase of the process.

Jaylene Folkins, Town Board Member: Do you currently have any buildings of this size?

Leonard's Express Rep: We lease right now one of the old large Kodak warehouses on Lexington Avenue.

Jaylene Folkins, Town Board Member: The reason for mentioning this is for visualization purposes and if the Planning Board has had the opportunity to see a comparable facility for purposes of different aspects such as dark sky compliance & building height that they may not be considering for this PUD.

Mr. Gasic: A lot of those items with regards to compliance of the existing code, dark sky compliance, building height, etc. are already part of the code that I already there. When it comes to the site plan portion, the specifics will be addressed during the site plan portion.

Jaylene Folkins, Town Board Member: I believe it would be helpful to be able to actually see a building of this size would be helpful to address specifics that would help mitigate but not necessarily detour where we are at as far as placement and location of the parking lot(s), building size and setbacks, etc. I think the 100 foot setback is the biggest thing to make sure that is enough.

Chairman Stuart Gwilt: According to the present plans they gave us here tonight, the setback is 300 feet.

Mr. Gasic: Yes, it is 300 feet to the building but its 150 feet for its setback for the district to be established. The actual would be approved during the site plan along with the dark sky compliance, building height, etc.

Dave Phillips, Town Board Member: What is the next step from here?

Chairman Gwilt: The next step would be approval of the PUD plan.

Mr. Gasic: We met yesterday with Shaun Logue, the representative from MRB Group, the Town of Manchester's Engineer's, maybe Shaun can shed some light on that.

Shaun Logue, MRB Representative: We met yesterday and discussed the plans and addressed a lot of the concerns and questions for the Town Board and Town Residents including lighting, photo metrics, aesthetics, elevation, etc. all those issues that will be addressed during the site plan process and we are going to make sure that there are no or low impacts to mitigate it to the fullest extent. Tonight is more less the kick off of the first phase of the PUD. This project is all goes as planned, best case scenario will not be approved until June 2019. After tonight's meeting, we are looking to go to the Town Board meeting on April 9th, 2019 to initiate the SEQR process with the involved and interested agencies including DEC, Army Corp of Engineer's, Ontario County, etc. Then there is a 30 day review process.

See attached timeline for schedule of events regarding the development of the PUD

Resident: What is the timeline for the construction to begin on Phase One if all goes as planned?

Mr. Gasic: Construction would start in 2020.

Leonard's Express Rep: Our goal is to be up and operational in the Phase One warehouse by March 2022, so when our current lease is up at the Lexington Avenue location in June 2022 we will be vacant from that facility. The current warehouse we would like to start using before that, as soon as possible.

Dave Phillips, Town Board Member: The properties that are located in the Village of Shortsville but the PUD is just the Town properties. Does the Village have to do anything? Do they have to adopt the PUD as well?

Shaun Logue, MRB Representative: They don't have to adopt the PUD. It will be a whole different process for the Village of Shortsville. They will have to go through their own processes to be incorporated as a part of this. Site plan components they will have to coordinate with the Village.

Jaylene Folkins, Town Board Member: Who will actually write the PUD?

Mr. Gasic: We will provide the recommendations of what we are looking for but it will be a collaboration of MRB and the Town of Manchester's Attorney, the Town Attorney will actually write the actual PUD.

Chairman Gwilt: Any further questions?

Hearing none. Chairman Gwilt closed the Public Meeting.

A lengthy discussion was held by the Planning Board Members with further input from MRB Group Representative Shaun Logue, Code Enforcement Officer, Steve DeHond and LaBella Representative Drazen Gasic regarding clarification of the setbacks proposed in the PUD.

A motion was made by Scott VanAken to approve

1. The MRB comment letter and said recommendations held within
2. The preliminary development plan (Revision 00) and proposed change in district “in principal” as provided for in Chapter 325-59 of the Town of Manchester Zoning Code.

and to pass this proposal of a PUD zoning change on to the Town Board of Manchester for their review.

The motion was seconded by Ruby Morrison. 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 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