

# Minutes of the Town of Manchester Planning Board Meeting of April 16th, 2019 – 7:00pm

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

**Absent:** Julie Vanderwall

**Also present:** Applicant(s) – Ryan Heberle. **Owner** – Rob Morris. **Town of Manchester Resident** - Jeffrey Graff

**Site Plan Application # 4579 - 19:** submitted by Ryan Heberle who is requesting to operate a roll-off container business on property located at 2682 County Road 25, tax map no. 34.00-1-3.112 in an M-1 district pursuant to Chapter 325 Section 325-16-B-21-storage.

The chairman read the public hearing notice. Fifteen (15) surrounding property owners were notified by mail of this meeting of which none were present. One notice was hand delivered to Gary & Kelly Wilkes due to a change in the original notice of the property address on 4/15/2019.

**Chairman Stuart Gwilt:** Please give us an idea of what you plan to be doing here?

**Mr. Ryan Heberle:** We are just going to be running a simple roll-off business out of there. Basically, the only on-site storage would be roll-off containers. We will have offices there in the existing barn(s); As well as using the barns for truck/equipment storage.

**Mr. John Boeckmann:** Will the roll-offs be empty on site or will they still have stuff in them?

**Mr. Ryan Heberle:** Occasionally, something would come back in them. Simply because of the timing as far as the landfill closing or something of that nature. It would only be for an overnight until the landfill opens the next morning.

**Mr. Scott VanAken:** No dump or anything of that sort?

**Mr. Ryan Heberle:** No dumping.

**Chairman Gwilt:** There is currently 10-12 dumpsters there right now, correct?

**Mr. Ryan Heberle:** Yes, I had ordered 30 roll-offs. That's what's there now and they still need to be decaled & numbered before they can be put into rotation. My current site in Farmington, we do all the composting over there and I am just out of room at that location.

**Mr. Boeckmann:** Any type of fuel storage there?

**Mr. Ryan Heberle:** There is fuel storage on-site now, which is all DEC approved. We have not used it yet but we will have that in the future for the trucks.

**Mr. Boeckmann:** What will yours hours be?

**Mr. Ryan Heberle:** It will be a Monday-Friday mainly daytime.

**Mr. Boeckmann:** Maintenance work will take place inside?

**Mr. Ryan Heberle:** We ship all of our truck work out to Wood Stone, it's just easier that way. Minor repairs I will handle on-site.

Are there any other questions?

**Resident, Jeffrey Graff:** Will the increased truck traffic be routed Route 96 to County Road 25 or will they be routed to come down Outlet Road to County Road 25?

**Mr. Ryan Heberle:** Probably Route 96 to County Road 25 unless the roll-offs are being delivered in a location that makes Outlet Road a necessary route because of the 10-ton roads and local laws.

**Mr. Boeckmann:** Will there be any additional lighting or signage?

**Mr. Ryan Heberle:** I will probably put some kind of signage up in the future, nothing right away. Additional lighting will probably not be needed. The current dusk to dawn lights are adequate.

**Steve DeHond, Code Enforcement:** Any signage requests will have to come back to this board.

Are there any other questions?

Hearing none.

The Public Hearing was closed and a motion was made by Ruby Morrison to approve Site Plan Application # 4579 - 19 submitted by Ryan Heberle who is requesting to operate a roll-off container business on property located at 2682 County Road 25, tax map no. 34.00-1-3.112 in an M-1 district pursuant to Chapter 325 Section 325-16-B-21-storage.

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

**Previous Minutes:** A motion was made by Scott VanAken to approve the minutes from the meeting which took place on March 19, 2019. The motion was seconded by Stuart Gwilt. All voted "Aye." Motion carried.

**Other Business:** Steve DeHond informed the Planning Board that there was a meeting with the Town Attorney, Town Engineers, Leonard's Trucking, etc. earlier this evening and they came to the conclusion that our Town Code is so messed up on PUD that it just goes around in a circle and you can never get to the end of the PUD process. So, the process needs to be changed. Ontario County Planning Members Tom Harvey and Maria Rudzinski brought up to create a new zoning district that piggybacks off the Rail Corridor Study that already encompasses that parcel.

However, now there are timelines since we have wasted approximately 5 months working on the PUD. Leonard's has actually been working on this for 8 months, they have a 30 day extension that started April 9th and they have an option for one (1) more 30-day extension, that is their timeline to get this done, 58 days.

Ontario County is going to create a new M-3 district for the same area that was encompassed in the PUD district, that will be a Local Law, amendment to the code. The Planning Board will need to have a Special Meeting after the Town Board has their Special Meeting on the 25th of April but before the Regular Town Board Meeting on May 14th, 2019 to review the new M-3 Zoning.

A Special Planning Board Meeting was scheduled for Monday, April 29, 2019 at 6PM.

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt  
Planning Board Chairman

Jill Havens  
Recording Secretary