

Minutes of the Town of Manchester Planning Board Meeting of April 29th, 2019 – 6:00pm

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

Absent: Steve Buerman and Scott VanAken

Also present: Ontario County Planning Department – Maria Rudzinski and MRB Engineer - Shaun Logue.

The Current M-1, M-2 and PUD-Industrial Districts do not adequately address the goals of a comprehensive plan for the Rail Enabled District, therefore, the Town of Manchester and the Ontario County Planning Department have created a proposed M-3 Rail Enabled Industrial Zoning District and Rezoning Thirteen Parcels for that purpose.

The purpose of this meeting is to review the proposed M-3 Rail District.

Upon review the Planning Board has drafted the following letter to the Manchester Town Board:

May 2, 2019

Manchester Town Board
C/O Jeffery Gallahan, Supervisor
1272 County Road 7
Clifton Springs, NY 14432

Dear Supervisor, Jeffery Gallahan and Town Board Members,

The Town of Manchester Planning Board Members held a special meeting on Monday, April 29, 2019 to review the proposed Zoning Change on the following parcels to an M-3 Rail Enabled Industrial District in the Town of Manchester:

	<u>Tax Account Number</u>	<u>Existing Zoning District Classification</u>
1.	32.00-2-77.000	M-1
2.	32.00-2-78.000	M-1
3.	44.00-2-4.000	M-1
4.	44.00-2-6.000	M-1
5.	44.00-2-7.111	M-2
6.	44.00-2-7.112	M-2
7.	44.00-2-18.200	A-1
8.	44.00-2-18.100	A-1
9.	44.00-2-21.111	A-1
10.	44.00-2-55.000	M-1
11.	44.00-2-63.100	A-1
12.	44.00-2-64.000	M-1
13.	44.00-2-65.000	M-1

The Planning Board recommends approval with the following changes:

F. Site Plan Approval - Addition of #6 - A pre-construction meeting shall be requested by the Developer and scheduled through the Code Enforcement Officer prior to the start of construction of a development. The Developer, his Contractor and Design Engineer shall meet with all utility representatives, the Code Enforcement Officer, Town Engineer, appropriate Department representatives and project observers to discuss the overall project, its impacts and schedules. A schedule of construction shall be presented in writing at this meeting by the site contractor.

G. Dimensional requirements - 1. To clarify the required provisions - Removal of the statement " If considered by NYS DEC storm water management regulations applicable at the time of application as"

H. Landscaping & Buffering - Replace 2.

" HVAC units and dumpsters shall be kept to the rear of the front line of the main structure and shall be screened from view"

with

"Mechanical appurtenances are to be properly screened by landscaping and rooftop mechanical units are to be screened from public view. The location, size and proposed method of screening is subject to consideration through the site plan review process and must be depicted on site plan and elevation drawings. All dumpsters in a permanent location shall be enclosed and surrounded by a fenced area with a secured gate in front and landscaping around the remaining three sides where applicable. In no instance shall the dumpster be visible from along the public way."

I. Vehicle traffic pedestrian flow design - Remove # 15 - This was previously addressed in Sec. 325-75 M (4)

Please review these proposed changes prior to the scheduled Public Hearing on this matter, which is scheduled for Tuesday, May, 14, 2019 at 6 PM

Thank You,

Stuart Gwilt, Chairman
Town of Manchester Planning Board

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary