

# Town of Manchester Planning Board Meeting Minutes

## May 21st, 2019 – 7:00pm

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

**Absent:** Steve Buerman

**Also present: Applicant(s)** – Allison Johnson, Kurt Forman. **Surveyor** – Mike Greene. **Town of Manchester Residents** - Frank Gladstone, Mike Gladstone, Anne Faas, Cornelius Vanderwerf, and James Mundy. **Town Board Member** – Don Miller, Jr.

**Sign Permit # 4581 - 19:** Allison Johnson who is requesting a sign replacement on property located at 3180 State Route 96, tax map no. 33.00-1-49.1000 in an R-2 district pursuant to Chapter 325 Section 325-40-B.

The chairman read the public hearing notice. Twenty-three (23) surrounding property owners were notified by mail of this meeting of which none were present.

**Chairman Stuart Gwilt:** Do you plan to keep the same foundation for this new sign?

**Ms. Allison Johnson:** Yes, it will be a replacement of just the sign. We needed new posts.

**Chairman Gwilt:** What is the need? Has the business changed owners??

**Ms. Allison Johnson:** Yes, we are taking back our space and doing our own sales now.

**Chairman Gwilt:** Everything else will stay the same?

**Ms. Allison Johnson:** Yes.

Are there any other questions?

**Mr. Boeckmann:** This new sign actually looks a little smaller than the previous one, it doesn't look as wide.

**Ms. Allison Johnson:** It is a little smaller.

**Mr. Scott VanAken:** Any plans for lighting or anything?

**Ms. Allison Johnson:** We do plan to continue having lighting on the new sign, just continue using what is there currently, ground mounted, facing the sign, etc.

Are there any other questions?

Hearing none.

At this time, Chairman Gwilt reviewed the Ontario County Planning Board comments as follows:

The proposed sign is the same size and height as the existing sign and complies with the 32 SF maximum size.

**Policy AR-7B: Signage complying with local limits on size and number**

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 96 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

**Final Classification:** Class 1

**Findings**

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

**Final Recommendation:** The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

The Public Hearing was closed and a motion was made by John Boeckmann to approve Sign Permit Application # 4581 - 19 submitted by Allison Johnson who is requesting a sign replacement on property located at 3180 State Route 96, tax map no. 33.00-1-49.1000 in an R-2 district pursuant to Chapter 325 Section 325-40-B.

The motion was seconded by Ruby Morrison. All voted "Aye." Motion carried.

**Subdivision/Flag Lot Permit #4582-19:** submitted by Kurt Forman who is requesting a subdivision/flag lot on property located at 243 Faas Road, tax map no. 3.00-1-51.000 in an A-1 district pursuant to Chapter 325 Section 61-E.

The chairman read the public hearing notice. Fifteen (15) surrounding property owners were notified by mail of this meeting of which Anne Faas, Cornelius Vanderwerf, Frank Gladstone, Mike Gladstone and James Mundy were present.

**Chairman Stuart Gwilt:** Will you explain what you plan to do here?

**Mr. Mike Greene:** Yes, Mr. Forman had his land surveyed last fall and is intending to sell approximately 7 acres to his neighbor Frank Gladstone, who will use the land for agricultural purposes and sell another roughly 44 acres to Mike Gladstone, Frank's son for farming purposes also. Most likely Mike would be coming across his father's property to gain access to do the farming. Since it will be his own property and will have its own tax number, we would like to give Mike road access to his parcel off of Faas Road, so we would like just a 50 foot laneway/access road.

**Ms. Anne Faas:** Are these building lots?

**Mr. Michael Gladstone:** No, there are no plans to build a house or anything on this property. We plan just to continue farming this.

After discussion of the current plans with the applicants and surveyor, it was determined that an alternative solution to the proposed plan in regards to the Town Code's requirement for flag lots and subdivisions is possible. New plans will be drawn up showing a new plan with a conforming lot to have the required 175' of road frontage.

The Public Hearing was closed and a motion was made by Ruby Morrison to **deny** Subdivision/Flag Lot Permit #4582-19 submitted by Kurt Forman who is requesting a subdivision/flag lot on property located at 243 Faas Road, tax map no. 3.00-1-51.000 in an A-1 district pursuant to Chapter 325 Section 61-E.

The motion was seconded by Scott VanAken. 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 April 16, 2019. The motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

A motion was made by Julie Vanderwall to approve the minutes from the Special Planning Board Meeting which took place on April 29, 2019. The motion was seconded by John Boeckmann. All voted "Aye." Motion carried.

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt  
Planning Board Chairman

Jill Havens  
Recording Secretary