

Town of Manchester Planning Board Meeting Minutes

August 18, 2026 – 7:00pm

Present: Board Members Tammy Worden, Jefferey Flower, Pauline DeCook, and Christine Ciardi; Chairman Scott VanAken; Code Enforcement Officer Marty Barnett; and Recording Secretary Laurel Pitcher.

Absent: Board Members Steve Buerman.

Also Present: Lori Sinton, Dawn Lister, Ellie Jo Bonacci, Madison Perryman, Brandy Meninen, Jordan Letta, Samantha Enos, Emily Lidie, Steven Kemp, Julia Giangrasso, William Lidie, Sally Skinner, Mark Skinner, Kathy Mansly, Rich Letta, Rob Fishcher, Nicky Fischer, Jessica Travis, Tammy O'Connor, Shirley Henecke, Sylvia Verbridge, Robert Ellis, Domenico Venditti, and Glenn Thornton.

Application #4676-26: Consider Site Plan #4676-26 submitted by Domenico Venditti who is requesting approval for a mobile home park expansion on property located at 850 St Rt 21, tax map no. 20.00-1-19.000 in a M-H district pursuant to Chapter 325 Section 24.1-24.6 and Chapter 217 Section 217-1 - 217-71.

Note: residents will be numbered by the order in which they spoke as none identified themselves.

Chairman Scott VanAken began the meeting by reading the public hearing notice. He then invited the applicant and engineer to give an overview of the project. Engineer Glenn Thornton reviewed the current plans and gave a brief overview of the history of the property. He said the applicant wants to build to the West of the existing homes and have 52 total homes, noting that 27 currently exist. He said that existing lots are approximately 60-70 feet wide, and code requires a minimum width of 80 feet, so that's what the new lots will be. Residents were upset that the proposed lots are larger than the existing ones. Mr. Thornton also said they plan to replace the existing water system with 2" pipes to provide adequate pressure and flow. The engineer said they have not received any written feedback regarding this project from neighbors or residents. Board Member Christine Ciardi asked the applicant if the water lines for the existing homes would go in at the same time as the ones for the new homes, and the answer was yes. Christine then asked how often the sewer tanks are pumped, and Mr. Venditti said every year or sooner as needed.

Glenn Thornton said there are no proposed actions near any designated wetlands. Board Member Tammy Worden asked where the wetlands drain, and Mr. Thornton said he thinks it goes to unregulated drainage ditches. Tammy noted that the Ontario County Planning Board is concerned with preventing the contamination of water and wetlands, so they might have more questions. Glenn said the project will need a Stormwater Pollution Prevention Plan, but they haven't submitted that to the DEC yet.

A discussion was had about accessibility for emergency vehicles like fire trucks and EMS. Board Member Worden asked if the applicant has asked for input from the local emergency services, and he said not yet. The plan right now is for a looped roadway with two-way traffic. Chairman Scott VanAken asked if there are any fire hydrants proposed, and Glenn Thornton said they only plan to put them in if the fire chief requires it. After more discussion, it was decided that fire hydrants would be a good idea. Chairman VanAken also said he would like to see the report from the fire chief once that comes back.

Tammy Worden asked Mr. Thornton about parking areas in the new section of the park. She asked if there will be any overflow parking, and Glenn said there's only plans for two spaces per lot right now. No overflow is currently planned. Tammy said the applicant should consider adding an overflow lot. Resident 1 asked if the old section of the park will get an overflow parking area too, and the owner, Dominic, said that's not proposed. He said he could look into it though. Resident 2 asked what the recreation area will be, and Glenn said that will be a mowed area.

Concerns were raised by several residents about the existing water and sewer systems. Resident 3 noted that sewage backs up; water pressure isn't enough; and electrical boxes blow fuses or even catch on fire. She also expressed concerns about disrupting fossils; destroying trails; and impacting the natural wildlife when building the new area. Mr. Venditti said these concerns should have been brought to his attention sooner, and residents said they have difficulty reaching him. Many residents also expressed frustration with waiting for improvements. The Board noted that the applicant must follow proper procedure and get approval before starting anything, but they understand the frustration. There was a lot of dissent, and park

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residents said they do not feel heard. It was noted during this time that lots 19 and 20 have sewage and rat problems. Resident 1 said the current residents want to be taken care of before any expansions happen. Glenn Thornton said they need approval from the Health Department, which takes time.

Resident 3 was worried about traffic, particularly about people driving too fast with kids in the area. Chairman VanAken noted that there are two speed bumps in the existing park, but none proposed in the new section. Resident 4 said speed bumps don't do anything. Glenn Thornton suggested adding "go slow" signs. Residents laughed in response.

Resident 5 noted that the proposed pond doesn't have a fence. She had concerns about kids and autistic individuals drowning there. Glenn Thornton asked if fencing is required, and Chairman VanAken said he'd double check, but he believed so, yes. Mr. Thornton said it's not a traditional pond. He said it would be at most 1 foot deep after heavy rainfall because it's a retention pond for runoff. Resident 5 said she's still concerned about people drowning.

Residents circled back to differences between their lots and the proposed lots, which will be bigger. They were not happy. Scott VanAken reminded attendees that this site plan review is just for the new park. The Planning Board cannot make changes to the existing park under this application. More residents expressed grievances with the existing park and previous park management.

Resident 6 expressed concern about the new lots. She asked if they'll be able to just move anything in, and Code Enforcement Officer Marty Barnett reassured residents that there are requirements for the new homes. Marty said all mobile homes in the new section must be HUD compliant and less than 15 years old.

Board Member Christine Ciardi regrouped and summarized the residents' complaints thus far. She said there are water pressure concerns, septic concerns, and traffic concerns. Christine said the applicant is planning to address the water concerns; he's just waiting for necessary approvals. Septic will be investigated as well. Regarding the traffic concerns, there's a limited scope of what can be done. Board Member Ciardi reassured residents that this Board hears their concerns. Christine also noted that Dominic is a relatively new owner, and asked residents to give him the opportunity to fix things. She also noted that these discussions are good and asked residents to keep these discussions going in the future.

Resident 1 said she doesn't want to lose part of her lot to make room for the new lots. She said she doesn't want kids in her yard or people stealing her stuff anymore. Dominic said she will not lose any area with the expansion. Everything will be measured appropriately when that time comes. He also said that he needs to expand in order to justify the costs to fix the existing park.

Board Member Tammy Worden emphasized that affordable housing is needed. She stated that she's on the Ontario County Planning Board, and some of the things they look at are power grid concerns and pedestrian traffic paths. Tammy said the applicant could consider adding a walking option on the roadway or adding a playground, since it sounds like there are a lot of families in the area. Tammy also said some buffering between trailers could be nice. Board Member Worden told the owner that his property has the potential to be a really nice showcase, and we want to accommodate living conditions while beautifying the property.

Chairman VanAken asked if there will be dumpsters, and Dominic said no. He said there are individual receptacles at each lot for garbage and recycling.

A neighbor living outside of the park expressed concern that wildlife would be pushed towards her property after the expansion.

Resident 4 asked if there will be any lighting in the new section or added to the existing park. Chairman VanAken noted that any lighting would need to be designated on the site plan maps.

Resident 3 noted the lot numbers on the map don't match some of the actual trailer numbers, and Glenn Thornton said they'll fix it.

Tammy Worden stated that the Town of Manchester Planning Board would like to allow time for the applicant to make updates before referring this application to the Ontario County Planning Board.

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A motion was made by Tammy Worden to hold open the public hearing on Site Plan #4676-26 submitted by Domenico Venditti who is requesting approval for a mobile home park expansion on property located at 850 St Rt 21, tax map no. 20.00-1-19.000 in a M-H district pursuant to Chapter 325 Section 24.1-24.6 and Chapter 217 Section 217-1 - 217-71. Motion seconded by Pauline DeCook. All voted “Aye.” Motion carried.

Previous Minutes:

A motion was made by Tammy Worden to approve the June 16, 2026 meeting minutes. Motion seconded by Pauline DeCook. All voted “Aye.” Motion carried.

A motion was made by Tammy Worden to adjourn the meeting at 8:18pm. Motion seconded by Pauline DeCook. All voted “Aye.” Motion carried.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary