

Town of Manchester Planning Board Meeting Minutes

June 18th, 2019 – 7:00pm

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

Absent: None

Also present: Applicant(s) – Bill O'Hanlon (Leonard's Express, Inc.) & Drazen Gasic (LaBella Associates, DPC. **Town of Manchester Residents** - Douglas Cummings & Bill Mueller.

Sign Permit # 4583 - 19: Drazen Gasic who is requesting Site Plan & Sign Approval on property located at 1479 East Ave & 13 Clark Street, tax map no. 44.00-2-65.000 & 44.00-2-4.000 in a(n) M-3 district, respectively, pursuant to Chapter 325-18.1.

The chairman read the public hearing notice. Forty-four (44) surrounding property owners were notified by mail of this meeting of which two were present.

Drazen Gasic informed the Planning Board of the intention for this application as follows:

- The Site has been recently adopted into the M-3 Rail Enabled Industrial District. Its existing use is in characteristic defined by the newly established district.
- The intention of this submittal is to begin the communication with the Town of Manchester in the transition of the GLKC facility into the Leonard's Express facility. The land and facility will be owned by Cabbage Patch Lane, LLC residing at 6070 Collett Road, West Farmington, NY 14425. The intended use of a warehouse for the Twin Warehouse facility will remain the same. The primary work required at the existing Twin Warehouse is the update to dock bumpers, seals, and levelers. The anticipated mix of levers would include the installation of eight (8) surface mounted levelers and four (4) pit levelers. The facility will also have a new fire protection system installed. The intended use of the Factory Building is to convert it to a warehouse facility and add four (4) additional loading docks to its existing building envelope.
- As part of the transition the existing facility signage will be updated to reflect its new occupant. As indicated in the enclosed submission, a variety of building, directional, and street signs are proposed to better identify the facility as well as aid in the proposed truck routing away from the Village of Shortsville. The existing Twin Warehouse's, which are the Northwestern set of buildings, two (2) loading dock areas will be re-labeled as 'A' and 'B'. Dock area 'A' will have ten (10) loading docks, and dock area 'B' will have ten (10) loading docks. The existing Factory Building's, which are off the railroad tracks to the South loading docks will be re-labeled as 'C' and the proposed new loading docks will be labeled as 'D'. Dock area 'C' will have six (6) loading docks, and future dock area 'D' will have four (4) loading docks.

Are there any questions?

Chairman Stuart Gwilt: Are you planning to use the road that cuts diagonal through the land? Do you plan to do anything with the current road, it's kind of rough?

Mr. Bill O'Hanlon, Leonard's Express: Yes. We actually have already put some stone in and re-graded that road as a tenant of GLK, to fix that road temporarily. After Leonard's Express/Cabbage Patch Lane, LLC., we will do more improvements to that laneway, as permitted by our approval of Phase 1 of the new warehouse construction.

Chairman Gwilt: Trucks will always enter and exit using the Walters Lane Road?

Mr. O'Hanlon: Yes, that is correct.

Mr. Douglas Cummings, Resident: What is your intent or purpose for the property located on East Ave?

Mr. O'Hanlon: Currently there are no plans for that piece. We have preliminarily discussed using it to put in a turn-around area for the trucks that may take the incorrect route to the Leonard's Express facility and can't make it under that bridge

on East Ave. That is just a potential preliminary use for that property that is still very early in discussion.

Are there any other questions?

Hearing none.

The Public Hearing was closed and a motion was made by Ruby Morrison to preliminarily approve Site Plan & Sign Approval, pending Ontario County Planning Board Approval, on property located at 1479 East Ave & 13 Clark Street, tax map no. 44.00-2-65.000 & 44.00-2-4.000 in a(n) M-3 district, respectively, pursuant to Chapter 325-18.1.

The motion was seconded by Scott VanAken. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Ruby Morrison to approve the minutes from the meeting which took place on May 21, 2019. The motion was seconded by Scott VanAken. All voted "Aye." Motion carried.

Other Business: Steve DeHond informed the Planning Board that back in 2006, the Planning Board granted Site Plan Approval and use variance for a garage in Port Gibson, T & J's, they also have a permit to sell vehicles there. We told them then that any unlicensed or vehicles in disrepair had to be behind the fence, which he has put up. Now he has 45 cars back there behind the fence. There was never a limit on the number of vehicles he could have back there. Due to the vagueness of the Special Use/Site Plan Permit granted to that property, it was decided to have Steve DeHond contact the Town Attorney to see what, if anything can be done to limit the number of cars and/or determine if this would now be considered a junkyard, which would require additional permitting to continue the current use.

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary