

Town of Manchester Planning Board Meeting Minutes

July 16th, 2019 – 7:00pm

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

Absent: Julie Vanderwall & Lee Sanders

Also present: Applicant(s) – Bill O'Hanlon (Leonard's Express, Inc.) & Drazen Gasic (LaBella Associates, DPC. **Town of Manchester Residents** - Terry and Kim Williamson, Bob Woodhams, Shawn Pollock & Bill Mueller.

Sign Permit # 4583 - 19: Drazen Gasic who is requesting Final 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 three were present and two who did not receive a notice.

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.

Chairman Stuart Gwilt: Are there any questions?

Mr. Terry Williamson, Resident: I have a question about the turn-around or round-about that you are talking about putting in on East Ave.

Mr. Bill O'Hanlon, Leonard's Express: Yes. 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. We are looking to do something to help with the situation with the truck traffic.

Mr. Williamson: Why can't the GPS's just be updated to keep the truck traffic off of East Ave.? Our neighbor made it sound like this turn-around was a done deal and would be happening soon.

Mr. O'Hanlon: No. That was just a preliminary thought on a solution that was mentioned at the last meeting, in order to do anything like that, that would involve more meeting's and public hearings with the community, so you would be aware of a change like that.

Mr. Drazen Gasic, LaBella Associates: This meeting is just strictly to change the signage and update it to show the new occupants of the facilities and properties,

Mrs. Kim Williamson: Has there been any talk about changing the signage at the end of South Ave.? The current sign is a cargo (box) truck, not a semi-truck. I think that might help the situation also.

Mr. Bob Woodhams, Resident: At the first meeting, we were told that dispatchers have control over the tractor-trailer drivers, so why would you need to put in a turn-

around? If you need a turn-around, then you don't have control of those trucks or drivers? I have had a lot of damage done to my property because of these trucks.

Mr. O'Hanlon: We were just trying to find a solution to alleviate these problems. We do have great control of the Leonard's Express trucks but we won't control all the product going in and out of our warehouse. We can send them the directions and tell them the route to go but if they plug it into the GPS, we can't control where that takes them. That was the reason this possible solution was discussed preliminarily.

Chairman Stuart Gwilt: One possible solution would be to put a sign right out on Route 21 as the come off the Thruway, by the red light, that tells them to come down Route 96 to County Road 7 and around.

Mr. O'Hanlon: We do need to discuss changing some of the signs with the County, so we can bring that up as well.

Mr. Shawn Pollock, Resident: I don't think these issues are Leonard's Express' to deal with, they are either the County or the Town/Highway Superintendent's to deal with Leonard's is buying and using the buildings, they shouldn't have all this responsibility for the signs around the Town and Villages.

Is there any construction or anything going on with the existing buildings that are there?

Mr. O'Hanlon: Some things are happening internally. We have added pit levelers at some of the loading docks, so a little bit of saw cutting to create the pits for the levelers to go in. That's about the only demo. We have added fire protection system and fire alarm system inside, as well as some new lighting.

Chairman Gwilt: This did go to the Ontario County Planning Board last week and their response was as follows:

The site, sign, and circulation plan applies to both the Town of Manchester (2 parcels with 33.5 acres) and the Village of Shortsville (2 parcels with 4.2 acres). The existing 225,000 SF factory building constructed between 1928 and 1998 partially in the Town and partially in the Village will be re-purposed for warehousing use. The existing 6 loading docks will be retained as dock area C. Four additional loading docks will be added as dock area D on the Village side of the building. The more recently constructed 65,000 SF twin warehouse building with dock areas A and B encompassing 20 docks will be refurbished and a new fire protection system will be installed. This will require directional drilling under the adjacent railway to connect to public water.

The proposed business identification sign locations on Cabbage Patch Lane and CR 13 are in the Town of Manchester as is the proposed no right turn prohibiting truck traffic on CR 13/East Main Street toward the village center. The No Trucks sign on Clark Street to prohibit truck traffic from using this entrance is in the Village of Shortsville.

Comments

1. Drilling under the County owned railroad ROW to extend public water will require an easement from Ontario County.

Mr. Gasic: Finger Lakes Rail owns this portion of the Rail that the County was referring to, not Ontario County. We have been in contact with Finger lakes Rail regarding the drilling needed to connect water. No easement is needed.

Are there any other questions?

Hearing none.

The Public Hearing was closed and a motion was made by Ruby Morrison to approve Final 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 motion was seconded by Steve Buerman. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Chairman Stuart Gwilt to approve the minutes from the meeting which took place on June 18, 2019, pending the change to the number of people present. The motion was seconded by Ruby Morrison. All voted "Aye." Motion carried.

Meeting adjourned.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary