

Town of Manchester Planning Board Meeting Minutes

August 18th, 2020 – 7:00pm

Present: John Boeckmann, Steve Buerman and Scott VanAken, Julie Vanderwall & Lee Sanders - members, Stuart Gwilt, Chairman and Jill Havens, Recording Secretary

Absent: Steve DeHond, Code Enforcement Officer

Also, present: Applicant(s) – Michele VanCoppenolle

Special Use #4609 - 20: Michele VanCoppenolle who is requesting to convert attached garage into living space on property located at 583 County Road 27, part of tax map no. 21.00-1-15.200 in an A-1 district pursuant to Chapter 325 Section 325-66/34.

The chairman read the public hearing notice. Fifteen (15) surrounding property owners were notified by mail of this meeting of which none were present.

Stuart Gwilt, Chairman: Please come forward and tell us what you want to do. Do you plan to rent this out? Is this heated now? What do you plan to do in the winter?

Michele VanCoppenolle, Applicant: No. Not at all. My daughter and I lived 2 houses apart in Penn Yan before I moved here. I would like to convert this into a living space for her to live with her twin daughters, age 8. We take care of each other and I help her with her children. This home and garage are definitely big enough that we can continue to do that for each other, if I can convert the garage space for her and her girls. The garage would have all its own utilities and septic system separate from the house. The garage is already large enough that it could also provide a 2nd story living space as well for bedrooms and such. The exterior of the house and garage wouldn't change at all. We would just make changes to the interior space.

John Boeckmann: Steve isn't here tonight; I was going to ask him if this would be considered a one structure multi-family household then because of the breezeway connecting the house and garage right now?

Jill Havens, Recording Secretary: I did speak with Steve today and he did want me to reiterate that he spoke with Stu already and that it is in fact considered one unit because it is connected.

Stuart Gwilt, Chairman: Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Scott VanAken to preliminarily approve the Special Use for Application # 4609-20, submitted by Michele VanCoppenolle who is requesting to convert attached garage into living space on property located at 583 County Road 27, part of tax map no. 21.00-1-15.200 in an A-1 district pursuant to Chapter 325 Section 325-66/34, **pending final drawings**, the motion was seconded by John Boeckmann. 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 December 17th, 2019. The motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

Meeting adjourned @ 7:20pm.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary