

Town of Manchester Planning Board Meeting Minutes

September 15, 2026 – 7:00pm

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

Absent: None.

Also Present: Steve Baretsky, Sally Skinner, Glenn Thornton, Emily Lidie, Lori Sinton, Ellie Jo Bonacci, Mark Skinner, Domenic Venditti, Domenic Venditti, Shirley Henecke, and John Capron.

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 opened the meeting and thanked residents for attending. He then invited engineer Glenn Thornton to discuss the plans. Resident 1 asked if any Planning Board members have visited the site, and multiple said yes. Chairman VanAken said that it's not a requirement, and not every Board Member always goes out, but most try to see it in person.

Engineer Glenn Thornton addressed many previous requests throughout the meeting. He started with recognizing the request for hiking or walking trails. Mr. Thornton said the area that was previously proposed wouldn't be feasible because it would be too close to homes. Instead, he said that they will have some stone walking trails around the recreation and pond area. Glenn also said they decided not to widen the roadways for walking trails in order to preserve and maximize green space in the new section.

Glenn Thornton then discussed traffic in Idlewood Manor. He said there are three speedbumps in the existing park and a 10mph sign. In the new area, there's 1 proposed additional speed sign and no proposed speed bumps. Chairman VanAken said he feels that speed is generally reduced because of speed bumps and asked if speed bumps would make sense in the new area. Mr. Thornton said they don't feel that new speed bumps are necessary, but they could consider it if the Board felt they were needed.

Engineer Glenn Thornton moved on to talk about the proposed recreation area. He said they're not planning to have any jungle gym or playground equipment as it poses liability risks, but they will mow the area and have picnic tables. Resident 2 mentioned a middle area in the existing park where there aren't any mobile homes. She said that kids play there and asked if it could be fenced. Glenn Thornton said he didn't see a problem with that. He said they weren't aware that kids play in that area, but that's something they could work into future plans.

Glenn noted some concerns from the Health Department with the previous plans and said they made changes to accommodate. One change resulted in a slightly larger recreation area in the new park. Owner Dominic Venditti arrived late due to a conflict, so he joined the conversation at this time. Dominic did not feel they should add a fence to the area where children play in the existing park. He said he wasn't sure that would be a good idea. Resident 1 noted that she got a permit and installed a fence at the back of her property a few years ago. She suggested that residents neighboring the area where the children play could get a fence permit and do the same. Dominic didn't express any problem with that idea.

Glenn Thornton updated the Board on measures taken to fix inconsistencies on the map. He also noted that they decided to add fire hydrants and pointed to the locations on the map.

Chairman Scott VanAken discussed concerns from last meeting about safe access to the school bus. Scott said he discussed it with the Red Jacket Superintendent, and they will review it and follow up with the landowner. Resident 3 expressed concerns about kids at the back of the park. She said she expects that parents will drive their kids to the front of the park where the bus is,

Town of Manchester Planning Board Meeting Minutes

September 15, 2026 – 7:00pm (Cont.)

and she doesn't want cars near her lot. Scott reassured residents that the school Superintendent has heard their concerns and will address them.

Resident 4 asked if there are specific lighting requirements, and if the Board will look at the wattage and lumens of the proposed lights. Board Member Steve Buerman said the Board won't get into specifics, but the lights do have to be dark sky compliant. Multiple residents expressed the desire to have the lights be as dim as possible.

Resident 1 returned to the speed bump topic. She said she lives near one, and she's concerned about people going too fast over them. Scott VanAken said that unfortunately, these things may work for most vehicles, but they will never stop every vehicle from going too fast. This Board takes that into consideration. Resident 5 said it's not park residents going too fast. Rather, they felt it was visitors and delivery vehicles.

Board Member Steve Buerman asked about an area that's quite rough at the moment. He asked the applicant and engineer how that will get terraformed and if topsoil will be added to grow grass. Glenn Thornton said it will shape up nicely, and they plan to add topsoil for grass. Mr. Thornton also noted that some of the areas where new homes will go have slopes, and that will be planned for and accommodated.

A motion was made by Steve Buerman to refer 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 to the Ontario County Planning Board. Motion seconded by Jefferey Flower. All voted "Aye." Motion carried.

The property owner and residents expressed the desire to make improvements to the water system as soon as possible. They asked if work could begin before final site plan approval, and Code Enforcement Officer Marty Barnett said they cannot start any work until the Health Department gives their approval. Glenn Thornton thought he might be able to talk to the Department of Health and get the go-ahead to begin work on the existing park's water issues.

A motion was made by Steve Buerman to be Lead Agency 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 Tammy Worden. All voted "Aye." Motion carried.

Glenn Thornton asked the Board to think about suggestions for the recreation area and speed bump requirements. Steve Buerman noted that the idea of fencing the area where children currently play could be a problem because it would reduce existing lot sizes and make them noncompliant. Residents suggested putting their own fence up, and Chairman VanAken and Board Member Christine Ciardi said that would be up to individual lot residents. Board Member Tammy Worden also noted that permits would be required for any fences. Steve Buerman said the best solution would be for residents to meet with the owner and discuss next steps for that specific topic. Regarding the speed bumps, Scott VanAken said his personal recommendation would be to add at least one in the new area. John Capron noted that there are three proposed intersections in the new park, and he asked if there are any planned stop or yield signs. Glenn Thornton said they didn't see the need.

A motion was made by Steve Buerman to close 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 Jefferey Flower. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Christine Ciardi to approve the August 18, 2026 meeting minutes. Motion seconded by Tammy Worden. All voted "Aye." Motion carried.

Town of Manchester Planning Board Meeting Minutes

September 15, 2026 – 7:00pm (Cont.)

A motion was made by Steve Buerman to adjourn the meeting at 7:47pm. Motion seconded by Christine Ciardi. All voted “Aye.” Motion carried.

Respectfully submitted,

Scott VanAken

Chairman, Planning Board

Laurel Pitcher

Recording Secretary

DRAFT