Town of Manchester Planning Board Meeting Minutes
February 17, 2026 – 7:00pm

Present: Board Members Steve Buerman, Tammy Worden, Christine Ciardi, and Pauline DeCook; Chairman Scott VanAken; Code Enforcement Officer Marty Barnett; and Secretary Laurel Pitcher.
Absent: Board Member Jefferey Flower.
Also Present: George E Polisse, Ashley Cook Polisse, and George W Polisse.

Application #4672-26: Consider Site Plan #4672-26 submitted by George's Cycle Shop who is requesting a pre-application conference for site plan approval to run a motorcycle repair shop on property located at 298 St Rt 21, tax map no. 2.01-1-36.000 in a GC district pursuant to Chapter 325 Section 325-60.2.

George Polisse, owner of George's Cycle Shop, began by giving the Board an overview of their operations and history. He said they've been in business for 23 years, but his dad truly started the business in the 1970s. George said they repair Harley Davidson motorcycles, and their main focus is on engines and transmissions, not painting or power washing. George said that they're a very unique business because they prefer working on older machines, and that's a hard thing to find. He also said that they have customers all over the country and have a well-established business.

The reason they wanted Planning Board input is to see what would be needed in order to operate a motorcycle repair shop out of the old Stop 21 before they move forward with buying the property. He said they've been renting their current location for more than a decade and have enjoyed being there, but they want to own their property instead of renting it. He also said they're looking to downsize a bit. George said he likes this location better because his current location has customers unloading their trailers on the side of the road, but with the old Stop 21 property, there's more parking space and he could direct people to the Armington Road entrance.

Chairman Scott VanAken pointed out that other businesses have been approved at that same property, and Board Member Tammy Worden asked what's there now. Code Enforcement Officer Marty Barnett said previously approved projects include an automobile and RV sales shop, but it was sold after that and is now used for storage. The Board then discussed the intersection where the property sits at the corner of State Route 21 and Armington Road. Ashley said they are very seasonal in their traffic, and she plans to encourage people to use an alternate route that would avoid State Route 21, so that the intersection is avoided. Board Member Steve Buerman said he always remembers it being zoned commercial or light industrial with a business on that corner. The Board noted that a motorcycle repair shop would be considered an allowable special use.

A brief discussion was had about the property, and it should be noted that all underground tanks have either been removed or filled with concrete and should not pose any detriment. Ashley stated that they don't plan to make any structural changes to the existing building. Marty Barnett said there are no floor drains in the building, so that's not an issue either.

The Board then moved on to talking about next steps for the applicants. The Board said they should provide a detailed survey map. The applicants have a survey map from a few years ago, and because no structural changes are planned, the Board also decided that they would not require an engineering review or stamped drawings for this application. The Board had some suggestions for things to include on the survey map; Board suggestions include but are not limited to the following:

- Signage
- Lighting
- Parking
- Dumpster Location
- Outside Storage
- Entrance/Exits to the property
    - Note: The Route 21 entrance is not currently used, and the applicants stated that they plan to continue not using the Route 21 entrance and only using the Armington Rd driveway.
- Noting in the application how the applicants will dispose of used motor oil
- Noise Levels/hours

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While discussing signage, the possibility of George's Cycle Shop adopting a sign similar to the old Stop 21 round sign came up. Board Member Tammy Worden cautioned that the Ontario County Planning Board might not be in favor. Steve Buerman noted that the sign is fairly high off the ground, so it should avoid blocking visibility and would likely meet code requirements regarding size. He also mentioned that the County Planning Board might consider the historical value of reusing the old Stop 21 sign.

A motion was made by Scott VanAken to hold the public hearing for Site Plan #4672-26 open. Motion seconded by Christine Ciardi. All voted "Aye." Motion carried.

Previous Minutes:
A motion was made by Tammy Worden to approve the December 16, 2025 meeting minutes. Motion seconded by Steve Buerman. All voted "Aye." Motion carried.

Meeting ended at 7:41pm.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary