

Town of Manchester Planning Board Meeting Minutes

August 19, 2025 – 7:00pm

Present: Board Members Lee Sanders, Tammy Worden, and Christine Ciardi; Chairman Scott VanAken; Code Enforcement Officer Marty Barnett; and Secretary Laurel Pitcher.

Absent: Board Members Steve Buerman, Jefferey Flower, and Pauline DeCook.

Also Present: Bob Johnston, Dave Phillips, and Tate Colburn.

Application #4669-25: Consider Final Site Plan #4669-25 submitted by Robert Johnston who is requesting to put a brewery and restaurant on property located at 1755 Pioneer Rd, tax map no. 44.03-1-22.000 in a LI district pursuant to Chapter 325 Section 325.62 + 325-22.3.

Chairman Scott VanAken read the meeting notice, then asked property owner Bob Johnston what changes have been made since he met with the Board in June. Bob said that they've finalized the preliminary plans from last month. He provided the site plan and building plans and then welcomed questions from the Board. Board Member Tammy Worden asked if this project was reviewed by the Ontario County Planning Board, and Chairman VanAken said it was reviewed at the County level in June.

Board Member Lee Sanders asked the applicant if the submitted plans include any signage, and Bob said no. He said he's still trying to finalize the name, which he now believes will be "The Wheelhouse Brewery". Bob said he wants to put the sign on the south gabled wall of the existing building so it can be seen from the road. Bob also thought that he'd need to have the sign plans finalized before bringing them before the Board. A brief discussion followed about allowable signs according to the Town of Manchester Zoning Code.

Manchester Town Supervisor Dave Phillips noted that the applicant has coordinated with Rich Vienna, Town of Manchester Water Superintendent, to ensure the water and sewer for this project are done properly. Dave also said that he views this project as a very positive addition to the Town and Villages in our area. He also said that Bob's progress so far looks phenomenal.

The Planning Board then reviewed Part 2 of the Short Environmental Assessment Form. Their decisions are as follows:

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?
 - a. The Board answered "No, or small impact may occur."
2. Will the proposed action result in a change in the use or intensity of use of land?
 - a. The Board answered "No, or small impact may occur."
3. Will the proposed action impair the character or quality of the existing community?
 - a. The Board answered "No, or small impact may occur."
4. Will the established action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?
 - a. The Board answered "No, or small impact may occur."
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?
 - a. The Board answered "No, or small impact may occur."
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?
 - a. The Board answered "No, or small impact may occur."
7. Will the proposed action impact existing (a) public/private water supplies? (b) public/private wastewater treatment utilities?
 - a. The Board answered "No, or small impact may occur."
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?
 - a. The Board answered "No, or small impact may occur."
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)?
 - a. The Board answered "No, or small impact may occur."
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
 - a. The Board answered "No, or small impact may occur."
11. Will the proposed action create a hazard to environmental resources or human health?
 - a. The Board answered "No, or small impact may occur."

Town of Manchester Planning Board Meeting Minutes

August 19, 2025 – 7:00pm (Cont.)

The Planning Board followed this by reviewing Part 3 of the Short Environmental Assessment Form. They determined that the proposed action will *not* result in any significant adverse environmental impacts.

A motion was made by Tammy Worden to declare the intent of the Town of Manchester Planning Board to be Lead Agency for Site Plan #4669-25 submitted by Robert Johnston who is requesting to put a brewery and restaurant on property located at 1755 Pioneer Rd, tax map no. 44.03-1-22.000 in a LI district pursuant to Chapter 325 Section 325.62 + 325-22.3. Motion seconded by Christine Ciardi. All voted “Aye.” Motion carried.

A motion was made by Tammy Worden to approve Part 2 of the Short Environmental Assessment Form for Site Plan #4669-25 submitted by Robert Johnston who is requesting to put a brewery and restaurant on property located at 1755 Pioneer Rd, tax map no. 44.03-1-22.000 in a LI district pursuant to Chapter 325 Section 325.62 + 325-22.3. Motion seconded by Christine Ciardi. All voted “Aye.” Motion carried.

A motion was made by Tammy Worden to approve Final Site Plan #4669-25 (including additions of signage as discussed and reviewed through the Town of Manchester Zoning Code Section 325-52.16 which states that signs on buildings can be up to 48 ft²; have a maximum height of 6 feet; and only 1 sign per lot is allowed) submitted by Robert Johnston who is requesting to put a brewery and restaurant on property located at 1755 Pioneer Rd, tax map no. 44.03-1-22.000 in a LI district pursuant to Chapter 325 Section 325.62 + 325-22.3. Motion seconded by Lee Sanders. All voted “Aye.” Motion carried.

Previous Minutes:

A motion was made by Lee Sanders to approve the July 15, 2025 meeting minutes. Motion seconded by Christine Ciardi. All voted “Aye.” Motion carried.

A motion was made by Tammy Worden to adjourn the meeting at 7:31pm. Motion seconded by Lee Sanders. All voted “Aye.” Motion carried.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary