Town of Manchester Planning Board Meeting Minutes
June 16, 2026 – 7:00pm

Present: Board Members Tammy Worden, Jefferey Flower, Christine Ciardi; Chairman Scott VanAken; and Code Enforcement Officer Marty Barnett.
Absent: Board Members Steve Buerman and Pauline DeCook; Secretary Laurel Pitcher.
Also Present: Ian Kuchman, Akbar, Ryan Gardner, and Mark Gardner.

Application #4674-26: Consider Site Plan – Special Use #4674-26 submitted by Akbar Naveed who is requesting a vehicle sales shop on property located at 2896 State Rt 96, tax map no. 33.00-1-42.210 in a GC district pursuant to Chapter 325 Sections 325.62.2 and 325.40.6.

Ian Kuchman gave the Board an overview of the proposed project. He said that the applicant will focus on helping people obtain their dealership licenses and sell cars. Mr. Kuchman said there will not be any repairs done on site, and anything needing work would be towed to a different facility. There was some concern about whether this application is the appropriate type for the applicant's intended use. The applicant said that he plans to sublease to car salesmen who might not live locally. Since some of them live an hour or more away, they might not store any cars on the property, but they would still need an address to be able to get their dealership license. The Board discussed how this application is not really for one business, but rather for several businesses, and questioned whether that's an allowable use.

Chairman Scott VanAken reviewed comments from the Ontario County Planning Board.

The applicant said they will observe typical business hours, most likely 7am to 6pm. There are currently no plans to change signage with this application. Note that Akbar Naveed, the applicant, is leasing part of the space, which means that the owner wants to retain his privilege to lease out and propose signage for another business.

The Planning Board suggested granting the application and reviewing it again after 12 months. They then talked about traffic and noted that the business will be restricted by the number of parking spaces available on the property. The Board expressed concern about traffic related to car sales. The applicant said they don't plan to have more than 5 or 10 cars at a time there, so they don't expect any additional traffic demands. However, the Board was concerned about future growth potential. If the application were approved for car sales under the assumption that it's only a limited number of cars, and the business expanded in the future, the traffic needs could change. Right now, the applicant plans to build a parking lot and use the facility for one year, then the Town of Manchester Planning Board will revisit the application to see if the scope of the business has changed.

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 Ares (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."

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 Scott VanAken to declare the intent of the Town of Manchester Planning Board to be Lead Agency for Site Plan – Special Use #4674-26 submitted by Akbar Naveed who is requesting a vehicle sales shop on property located at 2896 State Rt 96, tax map no. 33.00-1-42.210 in a GC district pursuant to Chapter 325 Sections 325.62.2 and 325.40.6. Motion seconded by Tammy Worden. All voted "Aye." Motion carried.

A motion was made by Scott VanAken to approve Part 2 of the Short Environmental Assessment Form for Site Plan – Special Use #4674-26 submitted by Akbar Naveed who is requesting a vehicle sales shop on property located at 2896 State Rt 96, tax map no. 33.00-1-42.210 in a GC district pursuant to Chapter 325 Sections 325.62.2 and 325.40.6. Motion seconded by Christine Ciardi. All voted "Aye." Motion carried.

A motion was made by Tammy Worden to approve Site Plan – Special Use #4674-26 submitted by Akbar Naveed who is requesting a vehicle sales shop on property located at 2896 State Rt 96, tax map no. 33.00-1-42.210 in a GC district pursuant to Chapter 325 Sections 325.62.2 and 325.40.6. The Town of Manchester Planning Board reserves the right to revisit this application in one year. Motion seconded by Jefferey Flower. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Tammy Worden to approve the April 21, 2026 meeting minutes. Motion seconded by Jefferey Flower. All voted "Aye." Motion carried.

Meeting adjourned at 7:53pm.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary