

Town of Manchester Planning Board Meeting Minutes

January 19th, 2021 – 7:00pm

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

Absent: NONE

Also, present: Applicant(s) – SUNEAST/STANTEC – Mike Mantell and Greg Elko;
Applicant: Sharry Gibbs; **Town Residents:** Robert Weigert & Julie Metzger **MRB Engineer** – Patrick Nicoletta

Final Site Plan Application # 4592-19: SunEast Development who is requesting a 20,000 kw Solar Project located at 3169 County Road 13, tax map no. 45.00-1-6.110 in an A-1 district pursuant to Chapter 325 Section 325-44.1.

The chairman read the public meeting notice. One (1) surrounding property owners were notified by mail of this meeting of which several were present.

Mike Mantell: Reviewed the project once again, with no changes for the Planning Board and informed the Board that the Manchester Town Board received approval of the Decommissioning Plan at the Town Board Meeting on January 12, 2021. Other items including:

1. Interconnect Agreement from NYSEEDA
2. Substation Details
3. 5-acre waiver from DEC will be obtained prior to construction.
4. Driveway Permit from Ontario County DPW
5. Emergency Access Approval from Code Enforcement & Fire Marshall would be obtained as part of the building permit requirements going forward.

Stuart Gwilt, Chairman: Reviewed the comments, once again received from the Ontario County Planning Board regarding this project.

Pat Nicoletta, MRB Engineer: Reviewed the updated Decommissioning Plan that was approved by the Manchester Town Board at the January 12th, 2021 meeting.

Stuart Gwilt, Chairman: Any other questions?

(Hearing none)

A motion was made by Scott VanAken to approve Decommissioning Plan & Final Site Plan # 4592-19 submitted by SunEast Development who is requesting to build a 20,000 kw Solar Project located at 3169 County Road 13, tax map no. 45.00-1-6.110 in an A-1 district pursuant to Chapter 325 Section 325-44.1, as revised and submitted with ongoing review, as necessary by the Code Enforcement Officer for the building permit. The motion was seconded by Steve Buerman. All voted “Aye.” Motion carried.

Preliminary Site Plan Approval #4610-21: Sharry Gibbs who is requesting Preliminary Site Plan Approval on property located at 3569 County Road 13, part of tax map no. 45.00-1-66.100 in an A-1 district pursuant to Section 275 – to subdivide a 1-acre parcel for a single-family home.

Thirteen (13) surrounding property owners were notified by mail of this hearing, none of which were present.

Stuart Gwilt, Chairman: Please come forward and tell us what you want to do.

Sharry Gibbs, Applicant: The current parcel is owned by my father-in-law, we want to subdivide this parcel to put a house on approximately an acre and a half of this property. My father-in-law would continue to live in the house that is already currently on this property. I have measured to make sure that I have the required amount of the 175 feet of road frontage and all the other setbacks are met as well.

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Final survey maps were submitted for this meeting as requested for the boards review. The SEQR process is completed as well.

After review of the site plan, brief discussion was held regarding any future expansion or disruption of storm water run-off.

Stuart Gwilt, Chairman: Any questions?

(Hearing none)

A motion was made by Scott VanAken to approve Preliminary & Final Site Plan # 4610-21 submitted by Sharry Gibbs who is requesting Site Plan Approval on property located at 3569 County Road 13, part of tax map no. 45.00-1-66.100 in an A-1 district pursuant to Section 275 – to subdivide a 1-acre parcel for a single-family home, pending submission of a stamped drawing to Code Enforcement Officer, Steve DeHond. The motion was seconded by Jeff Flower. All voted “Aye.” Motion carried.

Previous Minutes:

No motion was taken on December 15th, 2020 Meeting Minutes.

Meeting adjourned @ 7:31pm.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Jill Havens
Recording Secretary