

Town of Manchester Planning Board Meeting Minutes

May 25th, 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 Nichole Ruggles, Recording Secretary

Also, present: Beverly and Frank Santelli, Natalie Farnsworth, Shane Kirsch, Bill O'Hanlan, Jim and Doris Kenny, Tom and Sandy Hood, Don Miller, Douglas Cummings, Tucker Koutz, Megan Webster, John Himes, Martin Santmyr, Samantha Minns, Kea Smith, Fred and Melissa Laudise, Chris and Vickie Deys, Mike Kommer, Kari and Pat D'Amico, Ron and Christie Flye, Carol DeLand, Rebecca Nealey, Michael Kieffer, Elizabeth Rolson, Larry Farnsworth, Zach Anderson, Evelyn DuBois, Casey Davis, Amy DeVito, Thomas DeYulio, Jackie and Gordon MacCammon, Shallenberger, Lucille Beck, Lynda Kershner and several other residents but their names were not legible.

Site Plan Application # 4618-21: Melissa & Fred Laudise requesting site plan approval to sell used cars, no more than 6 at a time. Entrance driveway on Armington Road, located at property 298 State Route 21. C-1 District. Surrounding property owners were notified of this hearing.

The chairman read the public meeting notice.

Mr. Fred Laudise: spoke regarding selling used cars up to 6 at a time maybe 10 at the most, Mr. Laudise said this was just a part time job for the family and are not looking for a large dealership. The driveway on Route 21 is now closed with a chain link so no traffic can enter or exit.

Steve Buerman, board member: spoke about possibly moving the Armington driveway to the west on Armington Road, if more cars are being sold. The concern is that the driveway is too close to Route 21. With discussion from the board, the driveway can remain the same on Armington Road as long Mr. and Mrs Laudise do not sell more than 10 cars at a time. If they sell more than the allotted cars, the driveway must be moved further down towards the west of the Armington Roads entrance, but is strongly recommended they move it anyways.

A motion was made by Scott VanAken to approve but is recommending the driveway gets moved back toward the west of the entrance anyway' s for trucks and cars to enter and exit safely. Site Plan # 4618-21 submitted by Fred and Melissa Laudise who is requesting Site Plan Approval to sell no more than 10 cars, on property located at 298 State Route 21, tax map no. 2.01-1-36.000 in a(n) C1 district pursuant to Chapter 325-75. The motion was seconded by Steve Buerman. All voted "Aye." Motion carried.

Site Plan Approval #4615-21: Leonard's Express who is requesting a site plan approval to relocate access road and add a refrigerated warehouse on property located at 20 Cabbage Patch Lane, part of tax map no. 44.00-2-65.000 in a M-3 district pursuant to Section 325-18.1 & 325-75-J-1-6. Surrounding neighbors were notified of this hearing.

Stuart Gwilt, Chairman: Mr. Gwilt reviewed the site plan at this time.

LaBella Associates project engineer: spoke and presented visual site maps of the project. Having the expansion of the refrigerated house is in high demand and will be used in the future with the rail spur. There will be new lighting on site and all along Cabbage Patch Lane, this will not affect any of the area homes. With expanding parking in the back for the tractor trailers, it will cut down of the gravel dust to the nearby areas. Also looking to provide fire hydrant extension from the main existing warehouse to the northwest portion of this parcel and have two stubs of hydrants for blow-off purposes. With the intention that this fire service is going to service the future expansion. Leonard's Express had a traffic study done and plan to have another once the expansion begins. To address the garbage concerns, they will be using roll out dumpsters for the docs and will not be visible to the surrounding properties.

Part two (2) of the project would be to construct a new 112,500-foot refrigerated warehouse across from the two already existing twin warehouses. There is currently a pre-existing Village of Palmyra water line that runs through this property and we are going to be

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working with the Village to relocate this water line. This is still on going at this time.

Elizabeth Rollison, neighbor: I am concerned about the water roll off from the pond. will this make things worse?

Bill O'Hanlon, Leonard's Express: The drainage will be moved to the North East Side and will not affect Mrs Rollisos property or any other properties. We are addressing this issue.

Evelin Dubua, neighbor: I am concerned with truck traffic through the villages.

Bill O'Hanlon, Leonard's Express: We have directed the truck traffic to come off the thruway to 96 to the County access Roads to avoid village truck traffic. This was an issue about a year ago and has seemed to have been resolved at this time.

No large impacts of significance were found. Tonight's purpose was to declare the board lead agency of determination of significant.

At this time Chairman Stewart reviewed the full plans and environmental assessments Part 2 of the phase.

Stuart Gwilt, Chairman: Any further questions?
(Hearing none)

A motion was made by Scott VanAken to approve the preliminary Site Plan # 4615-21 submitted by Leonard's Express who is requesting a preliminary site plan approval for site plan to relocate road and add a refrigerated warehouse on property located at 20 Cabbage Patch Lane, part of tax map no. 44.00-2-65.000 in a M-3 district pursuant to Section 325-18.1 & 325-75-J-1-6. The motion was seconded by Lee Sanders. All voted "Aye." Motion carried.

A motion was made by John Boeckmann to approve the new development environmental significate, part 2 & 3. There is no significant impact and all is with in the town's regulations. Stuart Gwilt, Charman reviewed the regulations and policy moving forward with the project. The motion was seconded by Jefferey Flower. All Voted "Aye." Motion carried.

Site Plan Approval #4619-21: Willow Crest Farms requesting site plan approval to construct 240' x 400' manure storage facility on Thompson Road, tax map no. 13.00-1-4.100 and 4.00-1-32.000 in (n) A1 district pursuant to chapter 325-42-D. Surrounding neighbors were notified of this hearing.

Stuart Gwilt, Chairman: Mr. Gwilt reviewed the site plan at this time.

Bill Young, owner of Willow Crest Farms: Spoke about the history of the farm using visual pictures, also spoke about what the farm currently does showing pictures, and speaking of the history behind Willow Crest. He discussed how they currently pump manure to the crops haling tankers to each crop. Practices change throughout the years, and they would like to use the most recent resources to allow easier pumping to the crops. We picked the most remote location on our property to hold this storage facility. This would allow pumping from the storage to the fields instead of tankers in and out of the fields and road ways. The odor would be cut down substantially as its separate's sand, solids and turns into liquids. The storage faciality can only be filled to a certain level so there won't be over flow. This would get regulated and inspected often to insure its properly being managed. This project is in the beginning stages.

The public had several concerns, regarding the smell, toxic to their health, leakage, and causing their property values to go down and won't be able to sell with a manure tank close to the homes. A lot of upset about the recent assessments and how this should allow all of there assessments to go down, not up. Residents were clearly upset and some were arguing and talking over each other. It was difficult for the engineer to speak on some of their policies and explanations on how this would be a benefit to the farmers them self's and the community.

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Board member Steve Buerman requested a proposal to pause and continue the public hearing on June 15th 2021 at 7pm. Steve also made the public aware that Ontario County Planning board was holding a meeting on Wed. June 9th, 2021 open to the public for more discussion on the Willow Crest Farms site plan approval to construct 240' x 400' manure storage facility on Thompson Road, tax map no. 13.00-1-4.100 and 4.00-1-32.000 in (n) A1 district pursuant to chapter 325-42-D. At this time the meeting was stopped at 9pm. Motion was seconded by Scott VanAken. All voted "Aye." Motion Carried.

Respectfully submitted,

Stuart Gwilt
Planning Board Chairman

Nichole Ruggles
Recording Secretary