**Present:** Steve Buerman and Scott VanAken, Julie Vanderwall & Lee Sanders - members, Stuart Gwilt, Chairman and Jill Havens, Recording Secretary

**Absent:** John Boeckmann, Planning Board Member & Steve DeHond, Code Enforcement Officer

**Also, present:** **Applicant(s)** – Anthony Remauro **Town of Manchester Residents** – Gail & Jeff Rush, Peter Kohl and Helen Frey

**Site Plan # 4589 - 19**: Full Throttle Truck and RV (Anthony Remauro) who is requesting to operate a truck, automobile and RV retail sales & service center located at 298 State Route 21, tax map no. 2.01-1-36.000 in a C-1 district pursuant to Chapter 325 Section 75-H-1.

The chairman read the public hearing notice. Fourteen (14) surrounding property owners were notified by mail of this meeting of which none were present.

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

**Anthony Remauro, Applicant:** The application was sent to the County after last month's meeting. I did not attend the County Meeting, the Zoning Officer said I didn't have to be there.

**Stuart Gwilt, Chairman:** I did get the report from them, it was basically all the same things we told you

**Scott VanAken:** Is the access off of Armington Road compliant? The County made a comment about the access being 125' from State Route 21.

**Anthony Remauro:** I'm not sure but I will make sure that the access there is compliant.

**Stuart Gwilt, Chairman:** The County comments were:

1. No vehicle sales display is allowed in the SR 21 ROW or clear vision area

2. If the referring body accepts this application without a stamped site plan, the requirement should be formally waived and entered in the minutes.

3. Any approving resolution should specify no outdoor repair, details on location and size of allowable outdoor storage, and include locally defined requirements to avoid storage of junk vehicles.

4. The access off Armington Road should be at least 125' from the edge of pavement of the intersection with SR 21, further if necessary, to locate driveway outside of the functional area of the intersection.

5. Used vehicles on display should be checked for any leaking fluids. All repair activities should be conducted within the enclosed building. Does existing building have a floor drain? Proper precautions should be taken to contain any accidental spill of toxic materials and all toxic materials should be disposed of in accordance with state and federal regulations.

**Stuart Gwilt, Chairman:** If you went back that 125' from the intersection like the County wants, I think you would be right in the swale.

**Anthony Remauro:** Yes, I believe so. I think that would be in the swale.

**Stuart Gwilt, Chairman:** If you went west on Route 21, I think that driveway is only 50' back.

**Anthony Remauro:** Yes, if that. I think it is more like 35'

**Scott VanAken:** That's only like 2-3 vehicles from the corner?

**Anthony Remauro:** Yes, we don't plan on parking them in the front anyways. I mean I know we already have the historic house on the opposite side of Route 21, that gives a very bad vision for cars that come down that way. We don't want to disrupt that vision anymore. We don't want any accidents to happen on our account. We aren't planning to use the entrance in the front anymore.

**Scott VanAken:** Are you at all concerned with a wrecker being able to pull out of there and turning left without blocking traffic?

**Anthony Remauro:** No. I believe they would have enough room to pull out of there without any issues.

**Stuart Gwilt, Chairman:** Does anyone have anything they would like to say?

**Helen Frey, Resident:** I think it's a terrible idea. That corner, I am the first driveway past the light and there is still accidents going on. The traffic is horrendous, we can't even get out of our driveway and now you are going to put in a business? It doesn't make any sense to me.

**Anthony Remauro:** Where are you located?

**Helen Frey:** We are on Route 21.

**Peter Kohl, Resident:** That is one of the worst intersections in Ontario County.

**Helen Frey:** That's a terrible place to put a business.

**Anthony Remauro:** But it has always been a business. It's a commercial property.

**Helen Frey:** But nothing has ever been able to last there. You are talking about big trucks going in there. Visibility is horrible.

**Jeff Rush, Resident:** If you are going to be parking campers in there, I don't care where they are parked, you are going to be blocking the view somehow.

**Anthony Remauro:** The campers will be parked in the back.

**Scott VanAken:** The site plan has the campers being park to the west.

**Helen Frey:** What is going to happen when they have the mud runs and they have all those trucks there?

**Anthony Remauro:** That has nothing to do with us. We have nothing to do with the mud runs.

**Helen Frey:** But there will be more traffic again.

**Anthony Remauro:** Then they should stop the mud runs.

**Helen Frey:** They were there first.

**Scott VanAken:** When are the mud runs?

**Anthony Remauro:** He has them about 4 times a year.

**Stuart Gwilt, Chairman:** On a weekend.

**Anthony Remauro:** That is going to disrupt traffic no matter how you look at it.

**Stuart Gwilt, Chairman:** Yes, that is going to have a lot more traffic than you do.

**Anthony Remauro:** Yeah, a lot more for sure.

**Gail Rush:** What about hours of operation?

**Anthony Remauro:** My hours of operation, a lot of it right now is by appointment. With my day job, I would do maybe 3PM-9PM, depending on the season and the ability to work outside.

**Jeff Rush, Resident:** So, you are going to be working at night and have the whole place lit up all night long?

**Anthony Remauro:** No, not at all.

**Stuart Gwilt, Chairman:** No. That has already been discussed previously at the meeting last month.

**Chairman Stuart Gwilt:** Anyone have any questions?

**Steve Buerman:** Would it be possible to put a culvert pipe in in order to move the driveway a little bit further from the intersection?

**Anthony Remauro:** It would be possible but we did talk with the neighbor there and because it is so close to the intersection there, it would be up to the County to take care of it.

**Scott VanAken:** Maybe if you took the County Planning Board comments to the County, they would be willing to do that for you.

**Steve Buerman:** I think that would be one that that could definitely be done to help with the traffic flow.

**Chairman Stuart Gwilt:** What is the longest vehicle you would have in there?

**Anthony Remauro:** Probably a 30-32' camper/RV. We don't do cars or trucks of a large size.

**Scott VanAken:** Is there a floor drain there?

**Anthony Remauro:** A floor drain, inside the building? I don't remember seeing one there.

**Chairman Stuart Gwilt:** Anyone have any questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Scott VanAken to waive the stamped site plan requirement for this Site Plan Application # 4589-19 , submitted by Full Throttle Truck and RV (Anthony Remauro) who is requesting to operate a truck, automobile and RV retail sales & service center on property located 298 State Route 21, tax map no. 2.01-1-36.000 in a C-1 district pursuant to Chapter 325 Section 75-H-1, the motion was seconded by Steve Buerman. All voted “Aye.” Motion carried.

A motion was made by Scott VanAken approve Site Plan # 4589-19, submitted by Full Throttle Truck and RV (Anthony Remauro) who is requesting to operate a truck, automobile and RV retail sales & service center on property located 298 State Route 21, tax map no. 2.01-1-36.000 in a C-1 district pursuant to Chapter 325 Section 75-H-1, with a stipulations of **no more than 10 unregistered vehicles per acre on the property, hours of operation not to exceed midnight and based on Ontario County Planning Board recommendations of moving the access off of Armington road at least 125' from the State Route 21 intersection and all access to the property is from the Armington Road driveway(s), no signage on State Route 21edge of the property that would impede vision & due process is taken to control leaks especially to outside vehicles**, the motion was seconded by Steve Buerman. All voted “Aye.” Motion carried.

**Previous Minutes**:

A motion was made by Julie Vanderwall to approve the minutes from the meeting which took place on October 15th, 2019. The motion was seconded by Lee Sanders. All voted “Aye.” Motion carried.

Meeting adjourned @ 7:54pm.

Respectfully submitted,

Stuart Gwilt Jill Havens

Planning Board Chairman Recording Secretary