

Town of Manchester Planning Board Meeting Minutes

March 17, 2026 – 7:00pm

Present: Board Members Steve Buerman, Tammy Worden, Jefferey Flower, and Pauline DeCook; Chairman Scott VanAken; and Secretary Laurel Pitcher.

Absent: Board Member Christine Ciardi and Code Enforcement Officer Marty Barnett.

Also Present: George E Polisse, Ashley Cook Polisse, and George W Polisse.

Application #4672-26: Consider Site Plan #4672-26 submitted by George's Cycle Shop who is requesting to run a motorcycle repair shop on property located at 298 St Rt 21, tax map no. 2.01-1-36.000 in a GC district pursuant to Chapter 325 Section 325-60.2.

Chairman Scott VanAken began by reading the public hearing notice and stating that the public hearing remained open from the previous Planning Board meeting. He then asked the applicants to discuss any changes that have been made since the last meeting. Ashley Cook Polisse went over the photos that were submitted along with a more detailed site plan. She reiterated that they do not have any plans to make changes to the outside of the building and pointed out key details on the site plan. This included things like lighting, parking, dumpster location, signage, and a plan to keep the current concrete barrier across the route 21 entrance so people will have to enter on Armington Road.

Board member Tammy Worden asked if the property has a septic system and bathroom, and Ashley answered yes to both. George Polisse said there's a tank that was inspected 1.5 to 2 years ago with no issues and noted the tank's location for the Board.

Chairman Scott VanAken noted that parts sales were mentioned in the original application, and Tammy asked if they would need a separate permit for that. Scott said it would all be included in this permit.

A motion was made by Tammy Worden to close the public hearing on Site Plan #4672-26 submitted by George's Cycle Shop who is requesting to run a motorcycle repair shop on property located at 298 St Rt 21, tax map no. 2.01-1-36.000 in a GC district pursuant to Chapter 325 Section 325-60.2. Motion seconded by Steve Buerman. All voted "Aye." Motion carried.

This application will be sent the Ontario County Planning Board before coming back to the Town of Manchester Planning Board in April.

Previous Minutes:

A motion was made by Tammy Worden to approve the February 17, 2026 meeting minutes. Motion seconded by Pauline DeCook. All voted "Aye." Motion carried.

The Board had a brief discussion where the concept of evaluating infrastructure demands before approving projects with large-scale community impacts was introduced. No decisions were made as this was an introductory conversation.

A motion was made by Jefferey Flower to adjourn the meeting at 7:30pm. Motion seconded by Steve Buerman. All voted "Aye." Motion carried.

Respectfully submitted,

Scott VanAken
Chairman, Planning Board

Laurel Pitcher
Recording Secretary