

**VILLAGE OF MACEDON PLANNING BOARD  
81 MAIN STREET  
MACEDON, NEW YORK 14502**

**REGULAR MEETING  
Wednesday October 03, 2007**

**ORDER**

Chairperson Kim Thompson called the meeting to order at 7:00 p.m. In attendance were Planning Board members: Steve Poutre, Jennifer Delehanty, Andy Bazinet and Dennis Berryman. Also in attendance were Mayor Jim Hoteling, Planning Board Secretary Heather Plumb, Building & Zoning Officer Tom Slater and Village Trustee Sandra Ellis. Public attendance consisted of John Mechetti, Greg Ochler, Cindy Cologgi, John Cologgi, Estella Cologgi, Steve Galante, Scott Haines, Clay Pelton and Mike Curry.

**MINUTES**

The following MOTION was made by Dennis Berryman and seconded by Steve Poutre:

RESOLVED that the minutes from meeting dated Wednesday August 1, 2007 be approved:

Motion carried  
5 votes in favor  
None opposed

**K.P. ENTERPRISE** An application was presented to the board for a special use permit to run a sign business at his residence located at 4 Main Street. An EAF (Environmental Assessment Form) must be completed and Zoning Officer Tom Slater will provide the form to the applicant. Jennifer Delehanty suggested he keep the sign within the maximum allowance of 4 x 4 square feet with landscaping to keep a residential feel. Tom Slater will be checking to see if the residence is within 500 feet of the town line, and if so he will notify the town. The board does not feel that a public hearing is warranted, and thereby waives hearing. Tom Slater will refer the application to the Wayne County Planning Board. The applicant reported that no fabrication of metal will take place and therefore no obtrusive noise will be generated.

The following MOTION was made by Steve Poutre and seconded by Dennis Berryman:

RESOLVED that a positive recommendation be forwarded to the Zoning Board for the requested sign variance with the comments addressed above:

Motion carried  
5 votes in favor  
None opposed

The following motion was made by Kim Thompson and seconded by Dennis Berryman:

RESOLVED that a final decision will be tabled until we receive the County review, and the EAF (Environmental Assessment Form).

Motion carried  
5 votes in favor  
None opposed

**21 STONE ST**

Mr. Scott Haines would like to put a 12' x 22' addition onto his existing garage. He would be performing the work himself and the new siding will match what is currently there. Zoning Officer Tom Slater reported that this is a non-conforming structure due to the shape of the lot line. The applicant reported that he confirmed w/utility companies and nothing is in conflict. The site area for the proposed addition is lawn area. A referral and recommendation is needed from the Planning Board to the Village Board according to Section 703 of the Zoning Law.

The following MOTION was made by Andy Bazinet and seconded by Steve Poutre:

RESOLVED that the Planning Board send a positive recommendation to the Village Board for the 21 Stone St garage addition application; seeking no site plan issues.

Motion carried  
Five votes in favor  
None opposed

**HUNT REAL ESTATE** Informal discussion with Hunt Real Estate regarding the properties on the corner of Route 31 and Route 350. Greg Ochler is looking at the possibility of developing the 2.2? acres of property. The Village of Macedon owns a portion of the center of the proposed lot. Hunt Realty is looking to see if the Village would be willing to either relinquish the property or sell it so that it may be developed. They are also looking for any suggestions as to what type of business the Village might like to see on the property. The Planning Board made the applicant aware of the recently initiated study being conducted by an outside consultant for parking, access and accessibility issues. The Planning Board encouraged them to make themselves aware of that study, specifically in regards to both vehicular and pedestrian circulation, etc. Board members would like to see Hunt Realty present their idea to the Village Board due to the land issue, but all members are positive about the proposal.

**STEERING COMMITTEE UPDATE** The consultant for the Steering Committee is Barton & Loguidice in Syracuse NY. They are currently gathering all of the information needed for the study. The long-term goal is public involvement, including public meetings. The study will include both parking and pedestrians. The study should be completed within a year.

**WHELAN & CURRY** The Planning Board received a complete application from Whelan & Curry for the proposed Express Mart Convenience Store with a Tim Horton's Restaurant inside the store. This is essentially a resubmittal of the prior application with addition of the restaurant in place of the car wash. The application includes:

- 4279 sq ft convenience store
- 1070 sq ft Tim Horton's with drive-thru on East end
- 4 fuel dispensers
- kerosene dispenser
- air machine
- 2 vacuum units
- pay phone
- landscaping
- underground fuel storage tanks
- retaining wall
- 2 new entrances (one on Route 31 & one on Erie St)
- Tim Horton's drive-thru with queuing for 10 cars
- 40 parking spaces

They are seeking the following from the Planning Board:

- Site plan approval
- Special use permit
- Recommendation to the Code Enforcement Officer for flood plain development permit
- SEQR determination

The following MOTION was made by Dennis Berryman and seconded by Steve Poutre:

RESOLVED that the Planning Board will be holding a Public Hearing for the Expressmart application at the November meeting.

Motion carried  
5 votes in favor  
None opposed

The following MOTION was made by Kim Thompson and seconded by Steve Poutre:

RESOLVED to classify the action of the Express Mart application as an unlisted action pursuant to SEQR.

Motion carried  
5 votes in favor  
None opposed

NOTE: The Planning Board determined that the application does not warrant a coordinated SEQR review, seeing as the project was coordinated under past submissions with minimal input from involved agencies. The Zoning Board will have to provide their own SEQR review.

The following MOTION was made by Kim Thompson and seconded by Steve Poutre:

RESOLVED that a positive recommendation be sent to the Zoning Board to grant the waiver request for the detailed technical evaluation for the Flood Plain Development Permit due to the evaluation already being completed and permitted by the DEC and the Army Corps of Engineers, and further that the Planning Board does not see any site plan issues that would affect the granting of one such waiver.

Motion carried

5 votes in favor  
None opposed

The following MOTION was made by Steve Poutre and seconded by Dennis Berryman:

RESOLVED that a positive referral/recommendation be sent to the Zoning Board for the Express Mart 363 – Tim Horton’s application including all variances included in the package dated September 21 2007.

Motion carried  
5 votes in favor  
None opposed

The following MOTION was made by Kim Thompson and seconded by Steve Poutre:

RESOLVED that a positive recommendation be sent to the Zoning Officer Tom Slater to grant the Flood Plain Development Permit for the Express Mart application.

Motion carried  
5 votes in favor  
None opposed

**ADJOURN**

There being no further business the following motion was made by Andy Bazinet and seconded by Dennis Berryman:

WHEREAS, at this time there being no further business, now

THEREFORE BE IT RESOLVED, that the meeting be adjourned.

Motion carried  
5 votes in favor  
None opposed

The meeting was adjourned at 8:45 p.m.  
Respectfully submitted,

Heather A. Plumb  
Planning Board Secretary