

**VILLAGE OF MACEDON PLANNING BOARD
81 MAIN STREET
MACEDON, NY 14502**

Thursday October 13, 2011

ORDER: The meeting was called to order at 7:00 p.m. with Chairperson Linda Braun leading the Pledge of Allegiance to the Flag. The following persons were in attendance Linda Braun, Donald Lohse, Laurie Leenhouts, Marie Cramer, Gil Magee

Absent: None

APPLICATIONS:

**PUBLIC HEARING – LOUISE MCGUIRE– 3 LAPHAM ST
ARNFINN VOLDBAKKEN-5 LAPHAM ST**

Linda Braun, Chairperson opened the Public Hearing for this application at 7:00 p.m.

In a letter dated 9/7/2011 the Wayne County Planning Department recommended a denial of the area subdivision, stating that a hardship criteria should be substantiated and consideration should be given to setting a precedent. Upon further discussion the Macedon Village Planning Board disagreed with the findings and provided a letter of recommendation to the village Zoning Board of Appeals dated 9/7/11. The Zoning Board of appeals approved the variance at its September 29, 2011 meeting.

Speakers - None

MOTION: The following MOTION was made by Laurie Leenhouts seconded by Marie Cramer:

RESOLVED that there being no comment from the public the hearing is closed @ 7:16.

Motion carried
5 votes in favor
0 Absent

MOTION: The following MOTION was made by Don Lohse seconded by Gil Magee
SEQRA

WHEREAS, the Planning Board made the following findings of fact:

1. The sub-division application of Louise McGuire (applicant) 3 Lapham St. and Jill and Arfinn Voldbakken (land owner) 5 Lapham St. was received by the Zoning Office/Secretary of the Planning Board on 8/2/11

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2. The applicant prepared and submitted a Short Environmental Assessment Form (EAF) for review under New York State Environmental Conservation Law, Article 8 (State Environmental Quality Review Act), and 6 NYCRR Part 617.
3. The application was deemed an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.
4. The Planning Board carefully considered the criteria for determining significance as set forth in the SEQRA regulations (6 NYCRR 617.7); the Environmental Assessment Form: the application materials and all correspondence provided to the Board.

NOW, THEREFORE BE IT RESOLVED that the Village of Macedon Planning Board has considered the environmental effects and concluded that the proposed action will not result in a significant adverse environmental impact and therefore issues a Negative Declaration of Environmental Significance for the Project for purposes of Article 8 of the Environmental Conservation Law.

Motion carried
5 votes in favor
0 Absent

**MOTION:
Sub-Division**

The following MOTION was made by Linda Braun seconded by Don Lohse:

1. The sub-division application of Louise McGuire (applicant) 3 Lapham St. and Jill and Arfinn Voldbakken (land owner) 5 Lapham St. was received by the Zoning Office/Secretary of the Planning Board on 8/2/11
2. The applicant prepared and submitted a Short Environmental Assessment Form (EAF) for review under New York State Environmental Conservation Law, Article 8 (State Environmental Quality Review Act), and 6 NYCRR Part 617. The application was deemed an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.
3. On October 13, 2011, the Planning Board held a public hearing and permitted public comment. There were no speakers or comments on the application.
4. The application was referred to the Wayne County Planning Board under Section 239 of the General Municipal law. The Wayne County Planning Board reviewed the application on 8/31/2011 and issued a letter dated 9/7/2011 in which it recommended a denial of the area

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subdivision, stating that hardship criteria should be substantiated and consideration should be given to setting a precedent.

5. The Planning Board has carefully considered the application materials, and all supporting documents, verbal testimony and correspondence to the Board. The following findings were made:
 - a. The requested lot line adjustment is conducive to the topography of the lots. There is a steep embankment on this parcel of land.
 - b. The McGuire's have been maintaining the additional property for "years."
 - c. There is a fence at the top of the hill, within the VoldBakken property.
 - d. This request does not set an undesirable precedent. According to Mr. Lohse (ZEO), several lots in the neighborhood currently have 60' frontage.
6. The sub-division is a lot line adjustment and no site plan is proposed.

NOW, THEREFORE BE IT RESOLVED that the application for McGuire/Voldbakken lot-line adjustment,

FOR: Subdivision approval

BE APPROVED WITH THE FOLLOWING CONDITIONS

1. The sub-division plat shall provide the signature requirements as outlined in Appendix I Section II of the Sub-division regulations.

Motion carried
5 votes in favor
0 Absent

ADJOURN:

There being no further business the following motion was made by Laurie Leenhouts and seconded by Gil Magee:

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

THEREFORE BE IT RESOLVED, that the meeting be adjourned @ 7:23

Motion carried
5 votes in favor
0 Absent

ORDER:

Linda Braun recalled the meeting to order at 7:34

MOTION:

The following MOTION was made by Marie Cramer seconded by Laurie Leenhouts:

RESOLVED that the minutes from meeting dated October 13, 2011 be approved with revisions.

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Motion carried
5 votes in favor
0 Absent

ADJOURN:

There being no further business the following motion was made by Gil Magee and seconded by Donald Lohse:

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

THEREFORE BE IT RESOLVED, that the meeting be adjourned @ 7:40

Motion carried
5 votes in favor
0 Absent

Respectfully submitted,
Kathleen M. Reilly, Planning Board Secretary