

**VILLAGE OF MACEDON PLANNING BOARD
81 MAIN STREET
MACEDON, NEW YORK 14502
REGULAR MEETING
WEDNESDAY, October 1, 2008**

ORDER

Chairperson, Kimberly Thompson called the meeting to order at 7:00 p.m. In attendance were Planning Board members: Jennifer Delehanty, Linda Braun and Andy Bazinet, Planning Board Secretary, Kathy Reilly. Also in attendance were Building Inspector Tom Slater, Code Enforcement Officer Philip D'Alessandro, Village Engineer Dan Cornwall, Planning & Zoning Board Commissioner David Sliney, Len Sorbello from Wayside Gardens, Robert Taylor, Dave Matthews, Marcy Frey and Mayor Hoteling.

Absent: Steve Poutre

MINUTES

The following MOTION was made by Kimberly Thompson and seconded by Andy Bazinet:

RESOLVED that the minutes from meeting dated September 3, 2008, be approved.

Motion carried
3 votes in favor
Absent 1
Abstain 1

APPLICATIONS:

**Public Hearing
Taylor Living Trust
95 Main Street
Subdivision**

Dave Matthews, representing Robert Taylor, was present and stated that he wanted to subdivide land from two existing lots to a total of three lots.

K. Thompson opened the public hearing for the Taylor Living Trust application. The public notice that was placed in the local paper for advertising this hearing.

Dave Matthews gave a brief overview and submitted updated plans for the subdivision. K. Thompson asked if there were any comments from the public in attendance, which there were none.

The motion was made by K. Thompson and seconded by A. Bazinet, Resolved that there being no comment from the public the hearing be closed @ 7:15 p.m.

Motion carried
3 votes in favor
Absent 1
Abstain 1

The following motion was made by K. Thompson and seconded by A. Bazinet.

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

1. An application for subdivision approval was received by the Zoning Officer/Secretary of the Planning Board for a project entitled Taylor Living Trust Subdivision on 7/25/08. The final plan is dated 7/14/08, with the last revised date of 9/4/08.
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 is deemed an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.
4. On October 1, 2008, the Planning Board held a public hearing and permitted public comment on potential environmental impacts. There were no speakers or comments on the application.
5. The Planning Board has 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 CARRIES: Yes = 3 / No = 0 / Abstain = 1

The following motion was made by K. Thompson and seconded by A. Bazinet

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

1. An application for subdivision approval was received by the Zoning Officer/Secretary of the Planning Board for a project entitled Taylor Living Trust Subdivision on 7/25/08. The final plan is dated 7/14/04, with last revised date of 9/4/08.
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 to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.
3. On October 1, 2008, the Planning Board held a public hearing and permitted public comment. There were no speakers or comments on the application.

4. The Planning Board identified areas of environmental concern and found that there would be no significant adverse impacts to the environment as a result of the action and issued a Negative Declaration.

5. 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 9/24/08 and issued a referral letter dated 9/26/08 and recommended approval.

6. The Planning Board has carefully considered the application materials, and all supporting documents, verbal testimony and correspondence to the Board.

NOW, THEREFORE BE IT RESOLVED that the application for Taylor Living Trust Subdivision,

FOR: Subdivision approval

BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. The Applicant shall satisfy comments and concerns from the Village Engineer.
2. A signature block shall be provided with final signatures obtained from the Village Engineer and Planning Board Chair.

MOTION CARRIES: Yes = 3 / No = 0 / Abstain = 1

**St. Patrick's Church
54 West Main Street
Rooming House**

Len Sorbello, representing St. Patrick's Church, was present and stated that St. Patrick's Church was here to request a Special Use Permit to allow a "rooming house" in an R-2 District.

The following motion was made by K. Thompson and seconded by A. Bazinet.
WHEREAS, the Planning Board made the following findings of fact:

1. An application for a Special Use Permit was received by the Zoning Officer/Secretary of the Planning Board for a project entitled St. Patrick's Church Rooming House on 7/15/08.
2. The Planning Board received a letter from Tom Slater dated May 1, 2008, describing the operation as a "Rooming House" by definition in the local Code.
3. The project site is located in the R2 district. The proposed use is a permitted use in the R2 district with a rooming house allowed under a Special Use.
4. The proposed special use is consistent with the existing site operations and is therefore no more objectionable to what is experienced today.
5. The applicant prepared and submitted an Environmental Assessment Form. The application was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.

6. The Planning Board considered areas of environmental concern and found that there would be no significant adverse impacts to the environment as a result of the action and issued a Negative Declaration.
7. The Application was referred to the Wayne County Planning Board under Section 239 of the General Municipal Law.
8. The Wayne County Planning Board reviewed the application on 9/24/08 and issued a referral letter dated 9/25/08 and recommended approval of the special use permit with the condition that applicable NYS Department of Health regulations are met.
9. The Planning Board has carefully considered the application materials, and all supporting documents, studies and correspondence provided to the Board.

The following motion was made by K. Thompson and seconded by A. Bazinet

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

1. An application for a Special Use Permit approval was received by the Zoning Officer/Secretary of the Planning Board for a project entitled St. Patrick's Church Rooming House on 7/15/08.
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 is deemed an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations.
4. The Planning Board has 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 CARRIES: Yes = 3 / No = 0 / Abstain = 1

The following motion was made by K. Thompson and seconded by A. Bazinet.

NOW, THEREFORE BE IT RESOLVED that the application for the St. Patrick's Church Rooming House project,

FOR: a Special Use Permit,

BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. The Applicant shall satisfy comments and concerns from the Village Engineer.

2. The Special Use Permit will be valid through December 31, 2010. After such date, the continuance of a rooming house would require an application for a Special Use Permit.
3. The Special Use Permit shall allow a rooming house facility for no greater than ten (10) people.
4. Parking shall be provided on the premises.
5. Applicable NYS Department of Health regulations are met.

MOTION CARRIES: Yes = 3 / No = 0 / Abstain = 1

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 CARRIES: Yes = 3 / No = 0 / Abstain = 1

OTHER BUSINESS: Guest – Marcy Frey

Marcy Frey provided the Planning Board an overview of the “Macedon Partners Association”, to be under her leadership. She was enlisted by the Village in early July. The Macedon Partners Association will soon have an office located on Main Street.

Marcy Frey and the Planning Board members communicated common goals and objectives to improving and revitalizing the Village. All agreed to begin an open dialogue to work towards our shared visions.

ADJOURN: There being no further business the following motion was made by Andy Bazinet and seconded by Jennifer Delehanty:

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

THEREFORE BE IT RESOLVED, that the meeting be adjourned.

Motion carried
4 votes in favor
Absent 1

The meeting was adjourned at 8:30 p.m.
Respectfully submitted,

Kathleen M. Reilly
Planning Board Secretary