

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

**REGULAR MEETING  
WEDNESDAY, September 3, 2008**

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

Absent: None

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

RESOLVED that the minutes from meeting dated August 6, 2008, be approved.

Motion carried  
3 votes in favor  
None opposed  
Abstain 1

**APPLICATIONS:**

**Taylor Living Trust  
95 Main Street  
Subdivision**

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

Dave Matthews of Matthews Consulting was in attendance to represent Robert Taylor.

K. Thompson - Question regarding the square footage designation on proposed lot R3. The calculation appears to be in error.

K. Thompson - Will creating lot R3 make any of the lots landlocked (given the Erie Street re-alignment)?

D. Cornwall – No, because there is currently access to Erie Street. At this point in time there are no plans to change this right-of-way.

D. Cornwall - The note re: Portion of Sanitary Sewer Easement to be Abandoned was that for a previous site plan?

Dave Matthews – Yes, that will be removed off the survey map and if in the future the lot is sold or developed it will be addressed at that time.

T. Slater – 13’ wide access easement to lot R2, according to Zoning Laws should be at least 20’ wide. Will you still need that access due to the fact that R2 is accessible on Erie Street?

Dave Matthews – Currently there is a 12’ access easement to the south along with the 13’ on lot R1; the access easement on the lot goes to 25’.

D. Cornwall – Currently, the same person owns both properties. Half of the mentioned 25’ is on each of the lots R1 & R2. In the future, these easements can be moved to allow the required width (in feet).

The application was referred to the Wayne County Planning Board for review at their September 24, 2008 meeting with the following revisions to the Survey:

R3 square footage needs to be corrected.

The statement on the survey regarding Portion of Sanitary Sewer Easement to be Abandoned – needs to be removed because that was for a previous site plan.

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

The Planning Board shall schedule a public hearing for the Taylor Living Trust Subdivision Application to be held on October 1, 2008, the next regularly scheduled Planning Board meeting at 7:05 p.m.

Motion Carried  
4 votes in favor  
None opposed

**Ronald & Marie Sherman  
1 Olympus Drive**

The application is to construct an expansion to their home at 1 Olympus Drive that would encroach into the side setback. The applicant is requesting an area variance from the Zoning Board of Appeals. The application is hereby referred to the Wayne County Planning Board for a recommendation/advisory opinion.

The Applicant would like to extend the existing garage to accommodate a laundry room/mudroom. The new construction would be for the garage while existing garage space will be converted to the laundry room / mud room.

The application was referred to the Wayne County Planning Board for review at their September 24, 2008 meeting.

**MOTION** The following motion was made by Kimberly Thompson and seconded by Andrew Bazinet:

RESOLVED, that the Planning Board makes a positive recommendation to the Zoning Board of Appeals on the Sherman application for the property located at 1 Olympus Drive with the following stipulations:

- 1.) The driveway at said property is not to be expanded within the first 20 ft. from the street line.
- 2.) The Zoning Board of Appeals will act on the SEQRA - Short Environmental Assessment Form.
- 3.) The Zoning Board of Appeals will review the recommendation from the Wayne County Planning Board.

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

Application is before the Planning Board for a Special Use Permit to allow a "rooming house" in an R-2 District.

Currently 2 families live in the house through the season of April – December and are employed by Wayside Garden Center.

In the next 3-5 years St Patrick's may opt to demolish the house and turn it into parking for the church.

The Planning Board determined a public hearing is not warranted. The Planning Board identified 3 criteria to consider in a Special Use Permit: number of people, duration of the SUP, and parking.

The application was referred to the Wayne County Planning Board for review at their September 24, 2008 meeting.

The Village Planning Board is unable to act until the County referral is received.

**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  
None opposed

The meeting was adjourned at 8:40 p.m.  
Respectfully submitted,

Kathleen M. Reilly  
Planning Board Secretary