

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

**PLANNING BOARD MEETING  
Wednesday, January 7, 2009**

**ORDER:** Chairperson Kim Thompson called the meeting to order at 7:00 p.m. In attendance were Planning Board members: Jennifer Delehanty, Linda Braun, Steve Poutre, Andrew Bazinet and Planning Board Secretary Kathy Reilly. Also in attendance were Code Enforcement Officer Philip D’Alessandro, Village Engineer Dan Cornwall and Planning & Zoning Board Commissioner David Sliney. Attendance in the audience included: Brett Norton (Applicant), Ricky McLouth (Applicant) and Kris Mago.  
Absent: None

**MINUTES:** The following MOTION was made by Kim Thompson and seconded by Steve Poutre:  
  
RESOLVED that the minutes from meeting dated December 3, 2008 be approved.

Motion carried  
5 votes in favor

**APPLICATIONS:**

North Star Auto Electric, 105 Main Street..... Sign Permit  
Applicant: Brett Norton

Applicant, Brett Norton, stated to the Board that he would like to erect a sign facing northeast at the former Erie Street where it intersects with the new Erie Street. A sign would give direction to his customers given the newly relocated Erie Street and the closure of the former access from Route 31 to Erie Street.

The location would be on Village-owned property; therefore, the Applicant would need to address the Village Board to seek permission to use the property to locate his sign.

P. D’Alessandro suggested a street sign be put in place to designate the former Erie Street.

The Board discussed an alternative: to provide a Village-owned sign that serves as a business directory monument sign with panels to provide for Main Street businesses.

The Applicant may wish to pursue a temporary sign until a permanent sign can be put in place.

The Applicant wants the sign to appear the same as the “Welcome to the Village” signs; the Board agreed.

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K. Thompson made the MOTION to table the application of Brett Norton – North Star Auto Electric for a sign permit until the next Planning Board meeting so the Applicant can speak before the Village Board to determine how to proceed with this application. The motion was seconded by Steve Poutre.

Motion carried  
5 votes in favor

MDM Enterprises (Ward’s/McLouth), Main Street ..... Special Use Permit  
Applicant: Richard McLouth

Applicant, Rick McLouth, stated to the Board that he would like to use the property located at 1A Main Street (former Ward’s Restaurant) as overflow parking for new and used vehicles for sale at the McLouth dealership.

The Code issue that effects the situation is that there are two different uses in the same zoning district: A2 that allows restaurants and taverns and B that allows for motor vehicle sales. The A2-zoned property is not currently occupied as a restaurant. The Applicant stated that if and when the restaurant is occupied they would stop using the parking lot as overflow and would return it use for purposes of the restaurant.

P. D’Alessandro will size the existing parking lot to determine the maximum number of cars that can be parked within the striping designated for the restaurant use.

The Board discussed possible conditions to consider in a decision for the Special Use Permit (SUP). These suggested conditions include:

- Shall be used only for parked vehicles and no servicing or repairs of vehicles shall occur.
- Maintain access for emergency purposes by utilizing the existing curb cuts to Route 31.
- The SUP shall expire 12/31/13, however, if the primary use were to resume (restaurant) then the SUP shall be suspended.

K. Thompson made the MOTION to table the application of MDM Enterprises for a Special Use Permit until the next Planning Board meeting so the application can be referred to the Wayne County Planning Board. The motion was seconded by Steve Poutre.

Motion carried  
5 votes in favor

**OTHER BUSINESS:**

Incentive Zoning – proposed Local Law ..... Discussion and Referral

The Board discussed proposed edits to the draft Local Law. P. D’Alessandro will finalize the document based on the revisions discussed and forward to the Village Board for their review and decision.

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K. Thompson made the MOTION that the Planning Board refer the proposed Local Law for Incentive Zoning, as discussed and revised, to the Village Board. The motion was seconded by Steve Poutre.

Motion carried  
4 votes in favor  
1 absent

Update on Express Mart – curb cut on Erie ..... Code violation

The curb cut from the Express Mart site to the newly realigned Erie Street, as approved under the previous and expired site plan approval, was constructed and is open for access. However, it is not an approved curb cut and further creates safety concern with egress issues. The Board agreed that the curb cut should not continue to remain open primarily due to the liability to the Village of Macedon. P. D’Alessandro will coordinate with the land owner.

Procedures & Schedules – for Planning Board ..... Distribution

The following documents/handouts were provided to all:

- Planning Board schedule for meeting dates & submittal deadlines  
This is a public document that should be provided to potential applicants and on web site.
- Planning Board timeline (identifying process for agendas, minutes, etc.)  
This is a ‘standard operating procedure’ document for Village use; not public document.
- Training Report/Log for Planning Board members  
This is a record-keeping document to track the training hours performed by PB members. Each PB member is required to complete 4 hours of training per calendar year.

Other .....

Include discussion of a Main Street Overlay District to next month’s agenda.

**ADJOURN:** There being no further business the following motion was made by Kim Thompson and seconded by Andrew Bazinet:

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  
1 absent

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

Kathleen M. Reilly, Planning Board Secretary