

VILLAGE OF PAINTED POST  
PLANNING BOARD  
MEETING MINUTES  
WEDNESDAY, APRIL 7, 2021



**ATTENDANCE:**

**Planning Board Members Present:**

Marcia Weber (chair), Martha Tober, Moira French, Kathleen Scolaro, Vickie Button, Art Stilwell (alternate)

**Absent:** Travis Ferree (liaison)

**Planning Consultant:** Stephanie Yezzi

**Village Clerk:** Anne Names

**Others:** Stu & Harriet Baldwin

**Approx.** 0 members of the public present

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**1. CALL TO ORDER:**

Meeting was called to order at 5:30 PM by Marcia Weber, Planning Board Chair.

**2. APPROVAL OF THE MINUTES FROM MARCH 3, 2021.**

**Motion by:** Vickie Button

**Seconded by:** Martha Tober ***Carried.***

**3. OLD BUSINESS:** NONE

**4. NEW BUSINESS:**

**349 N. Hamilton St. Application for Special Use Permit**

S. Yezzi gave a detailed description of the project at 349 & 351 N. Hamilton St. Steuben County parcel data showed the two addresses were both located on one parcel. The project would bring the two existing buildings up to code and implement permeable pavers to incorporate the three required parking spaces. The project is a type II action under SEQR and would not require any further environmental review. She explained that the multi-dwelling use is allowed under the current Zoning Law (2019); however, it requires a Special Use Permit with the property being vacant for over one year.

S. Yezzi had spoken to Bryan Hallgren, the Village Code Enforcement Officer, earlier in the day to clarify that the buildings would require much more than an updated roof over both porches. Mr. Hallgren had stated that the buildings would need new porches, siding, roofs, and windows; however, these were not the only updates. He suggested that an engineer get out to the back two-family unit to determine if it is structurally safe to bring up to code. Stephanie stated that if the building were torn down, the applicant would need to come back to the Planning Board for another permit for any possible rebuild. This would then need to be in compliance with the Zoning Law as it would no longer be a pre-existing, non-conforming lot/building.

Stu & Harriet Baldwin told the Planning Board their intention is to bring the property up to code no matter what the requirements are according to the Code Enforcement Officer. They discussed the shared driveway and stated they had a conversation with the neighbor about the informal agreement. The neighbor had not been in disagreement about the shared driveway. The Baldwins highlighted that they would make it clear in any lease that vehicles were only to be parked on the designated pavers

and not in the driveway. They also plan to discuss building paint color with both neighbors to match the surrounding area.

M. Weber stated that a public hearing had been scheduled for the application and would be held at this time.

**Motion to open the public hearing.** (5:41 PM)

**Motion by:** Vickie Button    **Seconded by:** Art Stilwell    **Carried.**

No public present. M. Weber asked if the Planning Board had any further questions. No additional comments were made.

**Motion to close the public hearing.** (5:42 PM)

**Motion by:** Moira French    **Seconded by:** Martha Tober    **Carried.**

M. Weber explained that the next step is to approve the "site plan". This was later corrected as an approval for the Special Use Permit Application.

**Motion to approve the Special Use Permit application.** (as corrected)

**Motion by:** Vickie Button    **Seconded by:** Moira French    **Carried.**

The applicant asked if they would be receiving written confirmation of this decision in order to move forward and obtain additional permits from the Code Enforcement Officer. S. Yezzi stated that this is correct and she would email confirmation of the decision.

A. Names asked if the applicant had noticed any water meters at the back house. The applicant had not, and questioned if it had been possible that there was one meter at the front building that serviced the whole lot. Anne stated that this is a possibility; however, Larry Smith, the Superintendent of Public Works, had not known the correct answer due to inactivity on the property.

**5. NEXT MEETING:**    Wednesday, May 5, 2021

**6. ADJOURNMENT:**

**Motion:** *To adjourn the meeting*

**Motion by:** Vickie Button    **Seconded by:** Martha Tober    **Carried.**

Meeting was adjourned at 5:45 PM by Marcia Weber.

*Minutes taken by Stephanie Yezzi, Planning Consultant.*