

**VILLAGE OF PAINTED POST
PLANNING BOARD
MEETING MINUTES
WEDNESDAY, AUGUST 4, 2021**



ATTENDANCE:

Planning Board Members Present: Martha Tober, Moira French, Kathleen Scolaro, Vickie Button, Art Stilwell (alternate)

Absent: Marcia Weber (chair), Travis Ferree (liaison)

Planning Consultant: Stephanie Yezzi

Village Clerk: Anne Names

Others: Matt Towner (applicant)

Approx. 1 member of the public & 4 ZBA members present

1. CALL TO ORDER:

Meeting was called to order at 5:26 PM by Vickie Button.

2. APPROVAL OF THE MINUTES FROM JULY 7, 2021.

Motion by: Moira French

Seconded by: Martha Tober

Carried.

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

Application for Special Use Permit at 117 W. Water Street

S. Yezzi reviewed the notes provided to the Planning Board. She described the mixed-use project proposed at the old Town of Erwin building. The project includes two retail fronts on the first floor, two apartments and a private photography studio on the second floor and three living spaces on the third floor (one apartment and two Airbnb spaces). The two Airbnb spaces would fall under the "bed and breakfast" use in the Zoning Law use chart. It is also proposed that the roof will have a rooftop patio for third floor access only and the basement will be utilized for meeting space associated with the two retail fronts.

The applicant proposes about 50-100 customers per day, 6-10 employees and 7-12 residents within the apartment/Airbnb spaces. Retail operations will be from 8:00 AM to 9:00 PM. Two signs are proposed; however, no details have been given. When S. Yezzi stated that sign details will be required for final approval, the applicant asked if they could be a condition of the approval as they will not have the exact details yet. He discussed the only question would be if the signs could be placed high enough to be seen from the highway. It is stated that as long as they do not exceed building height or size requirements and meet all other sign regulations, they would be allowed.

A. Stilwell asked if there would be parking for the project. S. Yezzi clarified that the adjacent parking lot was also purchased and included in the notes as part of the approval. The parking would directly serve the facilities. Ms. Yezzi then asked outstanding code questions highlighted at a walk-through with the previous Code Enforcement

Officer, Doug Wicks. This included questions regarding construction of an elevator, implementation of a sprinkler system, update of windows to meet energy code, and ADA compliance. The applicant stated that an elevator and sprinkler system are not required due to the building type (full masonry). ADA compliant bathroom will be included in the basement, and the applicant will double-check on wheelchair access to the basement as well. The building has been approved to be listed on the historic register and is exempt from some portions of the energy code requirements.

S. Yezi stated that the proposed project is an unlisted action, requiring full review of the short form EAF, as the project includes a use not currently allowed by the Zoning Law though the amendment process is underway. The Planning Board began reviewing SEQR forms. V. Button stated, *"The Village of Painted Post Planning Board claims lead agency for the review of the unlisted action."*

Motion to *issue a negative declaration of environmental significance based on the conducted review of short EAF parts I & II.*

Motion by: Martha Tober

Seconded by: Kathy Scolaro

Carried.

V. Button then opened the meeting to the public.

Motion to *open the public hearing.*

Motion by: Vickie Button

Seconded by: Martha Tober

Carried.

No public comments were made.

Motion to *close the public hearing.*

Motion by: Martha Tober

Seconded by: Moira French

Carried.

S. Yezi explained a final motion needed to be made in order to recommend approval of the retail use by the ZBA. M. Tober then read the motion to do so, as stated below.

Motion to *send the applicant for approval of a use variance for the two retail portions of the proposed mixed-use project from the Zoning Board of Appeals. The Planning Board recommends approval of the use variance as the Board is currently seeking approval of a Zoning Law amendment to include small retail within the Village Center District.*

Motion by: Martha Tober

Seconded by: Kathy Scolaro

Carried.

Next steps for the project are approval at the ZBA meeting to follow and final vote at the September 1 meeting.

5. NEXT MEETING:

Wednesday, September 1, 2021

6. ADJOURNMENT:

Motion: *To adjourn the meeting*

Motion by: Vickie Button

Seconded by: Martha Tober

Carried.

Meeting was adjourned at 5:55 PM by Vickie Button.

Minutes taken by Stephanie Yezzi, Planning Consultant.