

**VILLAGE OF PAINTED POST
PLANNING BOARD
MEETING MINUTES
WEDNESDAY, DECEMBER 5, 2018**



ATTENDANCE:

Planning Board Members Present:

Vincent Krystof, Vickie Button, Martha Tober, Moira French (alternate), Art Stilwell (alternate)

Planning Board Members Absent:

Meg Sheidweiler, Marcia Weber

Planning Consultant:

Stephanie Yezzi, Chelsea Robertson

Village Board Liaison:

Bill Scheidweiler

Village Clerk:

Anne Names

1. CALL TO ORDER:

Meeting was called to order at 5:15 PM by Vincent Krystof, Planning Board Chair.

2. APPROVAL OF THE MINUTES FROM NOVEMBER 7, 2018:

Motion: *To approve the minutes from 11/7/2018 as circulated.*

Motion by: Martha Tober

Seconded by: Vickie Button

Carried.

3. NEW BUSINESS:

I. Discussion of Special Use Permit application and materials submitted for 326 N. Hamilton Street:

Vincent Krystof began the discussion by asking the applicant, April Roush-Stanley, with Trinity Therapeutics Wellness, Inc., to outline the proposed business. April discussed the narrative as provided in the application. Mr. Krystof asked about the type of retail space required for the business. Retail services would include personal care items and gift cards for clients to purchase and would not require much retail space.

Mr. Krystof then asked whether or not the building must meet ADA compliance standards. The applicant stated that she had not yet received a set answer on this topic. Chelsea Robertson stated that the previous business originally had a plan to update the building to meet ADA compliance standards. The plan was never complete. Chelsea recommended that the applicant work directly with the Code Enforcement Officer should she move forward with the project.

When asked about the number of employees, April states that there is only one full-time staff member with other contracted massage therapists. Stephanie Yezzi then highlighted that the use must fall under the title, "offices – one practicing professional in existing building" to meet Zoning Law requirements for the Village of Painted Post. With more than one full-time employee, the business would then fall under the title, "offices – more than one practicing professional", a use that is not allowed in the Urban Center Residential Zoning District.

Motion: *To deny the application based on the project's use classification as "offices – more than one practicing professional".*

Motion by: Vickie Button

Seconded by: Art Stilwell

Carried.

4. OLD BUSINESS:

I. NYMS Technical Assistance Project Update:

Chelsea discussed the New York Main Street Technical Assistance Project being completed by Johnson-Schmidt & Associates, Architects. The project aims to generate design guidelines and a building feasibility study for Village Square. Elise Johnson-Schmidt has held a meeting with business and building owners to discuss the multiple options for Village Square including: doing nothing, improvements to buildings with design guidelines, build vertically to include upper-story housing with design guidelines, updating in a piecemeal approach with new buildings, and complete rebuild of the Village Square in whole.

The group discussed the possibility of an interested developer completing a rebuild of the square though there is no set plan to do so at this time. Elise will hold a walk-through of the old Corning-Painted Post School building along with the Village Square on Friday, December 14. Stephanie and Chelsea will keep the group in the loop with any newly developed information as the project continues.

5. CORRESPONDENCE:

None.

6. NEXT MEETING:

Wednesday, January 2, 2018

Applications Due: Tuesday, December 18, 2018

7. ADJOURNMENT:

Motion: *To adjourn the meeting*

Motion by: Art Stilwell

Seconded by: Vickie Button

Carried.

Meeting was adjourned at 6:30 PM by Vincent Krystof.

Minutes taken by Stephanie Yezzi, Planning Consultant.