

**Village of Painted Post  
Minutes  
Wednesday, December 6, 2023**

**Planning Board Meeting**

**ATTENDANCE:**

- Planning Board Members Present: Tom Chapman, Vickie Button, Scott Swimley, Kathy Scolaro (alt.), Moira French (alt.), Hannah Waschezyn
- Absent: Martha Tober
- Planning Consultant: Brian Toy
- Others: Anne Names (Clerk), Elton Harris (ZBA Chair), Brian Harris (Applicant), John Evans

**I. CALL TO ORDER: 5:48 PM**

Motion by: Tom Chapman      Seconded by: Scott Swimley  
Carried.

**II. MOVED TO APPROVE MINUTES FROM NOV. 1, 2023**

Discussion: Reviewed amended version of minutes

Motion by: Scott Swimley Seconded by: Tom Chapman  
Carried.

**III. NEW BUSINESS: none**

**IV. OLD BUSINESS:**

Site Plan Review: 218 Bronson Street

- Reviewed the county's comments (most applicably 280.152

Landscaping,

screening, and buffer area standards)

- Reviewed applicant's comment with respect to the visual buffer condition

discussed at the last meeting, per section 280.146-C. The applicant

provided an image showing a (6) six-foot high fence surrounding the

adjacent residential property.

○ Vickie Button asked for clarification on the gravel areas indicated on

the site plan. The applicant answered that the indicated area was a former driveway and access to storage units (loading/unloading/standing) is on the ends of the buildings.

○ Tom Chapman noted that lighting could come over a 6' high fence.

The applicant informed the board that lighting will be very dim, minimal, and attached to the buildings. Chapman asked if the applicant has heard any complaints from neighbors about traffic, light, or noise. The renter of the parcel bordered on three sides by the applicant's parcel moved out since the last meeting, and is more likely to have issue with light from the other side (street-facing) of the parcel.

○ Anne Names confirmed that the property owner of the bordering residential parcel was aware of the public hearing last month. Vickie Button raised the idea that if the home is currently vacant, then trees or a fence would be respectful of the new owner.

● Discussed conditions of approval as listed in motion below.

● MOVED TO INITIATE SEQR (STATE ENVIRONMENTAL QUALITY REVIEW)

Motion by: Vickie Button Seconded by: Scott Swimley.  
Carried.

○ MOVED TO CLAIM LEAD AGENCY

Motion By: Vickie Button Seconded by: Scott Swimley  
Carried.

○ MOVED TO CLASSIFY THE ACTION AS UNLISTED

Motion by: Hannah Waschezyn Seconded by: Vickie Button  
Carried.

○ MOVED TO MAKE A NEGATIVE DECLARATION

Motion by: Vickie Button Seconded by: Scott Swimley  
Carried.

● MOVED TO CONDITIONALLY APPROVE SITE PLAN AND SPECIAL USE PERMIT

CONTINGENT ON THE APPROVAL OF THE AREA VARIANCE WITH THE FOLLOWING CONDITIONS:

- Lights are to be downward-directed and minimal in order to not project upon neighboring lots.
- Site plan be updated to include site entrance/exit
- The property owner is to maintain a visual buffer at least (6) six feet tall between the buildings and the adjacent residential lot.
- Corrected on site plan since last month's discussion: distance between principal buildings the same lot meets zoning code regulation, §280.33.

Motion by: Hannah Waschezyn      Seconded by: Scott Swimley  
Carried.

V. NEXT MEETING: Wednesday, January 3, 2023 at 5:15 PM

VI. ADJOURNMENT: 6:36 PM

Motion by: Vickie Button      Seconded by: Hannah Waschezyn  
Carried.

Minutes taken by: HannahMathilde Waschezyn, Planning Board Member