

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

**ATTENDANCE:**

**Planning Board Members Present:** Marcia Weber (chair), Martha Tober, Moira French, Kathleen Scolaro, Vickie Button, Art Stilwell (alternate), Travis Ferree (liaison)

**Absent:** None

**Planning Consultant:** Stephanie Yezzi

**Village Clerk:** Anne Names

**Others:** Ralph Foster (Mayor), Ryan Jordaens (Marathon Engineering) & Ken Shaw (KBP Investments)

**Approx.** 1 member of the public present

---

**1. CALL TO ORDER:**

Meeting was called to order at 5:24 PM by Marcia Weber, Planning Board Chair.

**2. APPROVAL OF THE MINUTES FROM APRIL 7, 2021.**

**Motion by:** Vickie Button

**Seconded by:** Martha Tober

*Carried.*

**3. OLD BUSINESS: NONE**

**4. NEW BUSINESS:**

**Concept Plan Discussion for KFC at 243 North Hamilton Street**

Ryan Jordaens (Marathon Engineering) and Ken Shaw (KBP Investments) started the discussion by introducing themselves. Mr. Shaw represents KFC as a business and discussed their interest in the building's existing architecture. Mr. Jordaens distributed plans to the Planning Board and asked if anyone had any questions. M. Weber asked if there was any leniency with the building design and aesthetics, specifically with the color of the building meeting the surrounding character of the business district. Mr. Shaw stated that they are willing to invest more in the building to upgrade the existing architecture than a lesser investment of another location. He stated that he would make any necessary changes to meet Zoning Law regulations.

S. Yezzi reviewed the meeting notes and highlighted areas where the current plan does not meet the Zoning Law. These included the sign regulations as all text is considered signage. The existing large sign cannot be internally lit; however, external lighting can be implemented. Other areas included landscaping requirements as detailed in the Zoning Law. Mr. Jordaens stated that the goal is to include more landscaping than already exists on the property. The final note was to include a Traffic Impact Study (TIS) as the trip generation letter indicated the entrance/exit to Edgar Tillman Dr. would generate more than 100 trips. This exceeds the DOT threshold for requiring a TIS.

S. Yezzi also stated that the application would not require a formal review at the Village; however, it must meet the Zoning Law regulations in place before any building permits could be granted. Formal approval of activities would occur at Steuben County, where SEQR would be completed and all notes would be clearly indicated by the Village. This includes the possibility of the County requiring the TIS as part of their review. It was recommended that the Planning Board make a motion to require a full, detailed plan be submitted to the Village Code Enforcement Officer, Bryan Hallgren, for review against the Zoning Law before approving any building permits.

***Motion to require a full plan be submitted for Village review against the Zoning Law prior to obtaining any building permits from the Code Enforcement Officer.***

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

*Carried.*

S. Yezzi restated that all recommendations would be sent to the Village Code Enforcement Officer, Bryan Hallgren, as well as the Steuben County Planning Department for their formal review. No building permits are to be granted until a full, detailed plan is submitted and meets the Zoning Law.

#### **Zoning Law Schedule of Uses Revision**

S. Yezzi discussed the addition of a “clear vision” section in the Zoning Law to account for building anything close to an intersection including fences or barriers. This recommendation came from a resident interest in building a front yard wall on their property. Another recommendation from STC was made in regards to multiple inquiries about retail businesses in Village Square (Village Center District). Currently, the Zoning Law reads that this use is not allowed in the district; however, many of the small businesses existing in The Square are retail. It is recommended that the Village change the definitions and use chart to accommodate small- and large- scale businesses differently.

Language discussed at the meeting will be distributed to the board. Stephanie described the adoption process in needing a Full EAF review for a SEQR Type I action as well as a public hearing. Following the initial full SEQR review and public hearing, the Board of Trustees can make a decision at a subsequent meeting.

***Motion to approve Zoning Update recommendations to be sent to the Village Board of Trustees for further review and final decision.***

**Motion by:** Moira French  
**Seconded by:** Kathleen Scalaro

#### **5. NEXT MEETING:**

Wednesday, August 4, 2021

#### **6. ADJOURNMENT:**

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

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

*Carried.*

Meeting was adjourned at 6:12 PM by Marcia Weber.

*Minutes taken by Stephanie Yezzi, Planning Consultant.*