

Village of Painted Post
Planning Board Special Meeting Agenda for 10/5/2016

Attending:

Planning Board Members:
Vickie Button, Presiding
Meg Scheidweiler
Martha Tober

Planning Board Alternates:
Vincent Krystof

Planning Consultant: Chelsea Robertson
Village Board of Trustees Liaison: Bill Scheidweiler
Clerk: Anne Names
Others: Lisa and Andy Sullivan of 125 Steuben St.
Dr. Maria Marzo and Gary Brooks of 326 N. Hamilton St.

Absent: Marcia Weber, Art Stilwell

The meeting was call to order by Vickie Button at 5:17PM and the minutes from December 1, 2015 were approved on a motion by Martha Tober, seconded by Meg Scheidweiler and carried.

Old Business:

To fill a vacancy on the board for a permanent planning board member. Vinnie Krystof was asked if he would accept a permanent board member position and he accepted. The Village Clerk will add the planning board request at the next Village Board meeting to be held on October 11, 2016 for the 5 year permanent appointment of Vincent Krystof.

New Business:

- A. An application for a beauty salon home business at 125 Steuben Street was submitted by Lisa and Andy Sullivan. Lisa stated that she would be the only employee and that there should be no more than two clients in her home at any one time and that the only products to be sold would be hair care items such as shampoo, conditioners, etc.
- A "Special Use Permit" would need to be approved. SEQR action is a Type II action and no further review is required. A motion was made by Martha Tober and seconded by Meg Scheidweiler to hold a public hearing before the next planning board meeting. Baring no objections from the public, the application would then be approved as final.

- B. An application was submitted by Dr. Maria Marzo at 326 N. Hamilton St. for an expansion of her existing dental practice.

The home where the practice is currently located falls within a UCR (Urban Center Residential) zone. Expansion of the practice is noted as raising the garage creating a building to connect the garage and the main building. There is an existing cement pad between the house and the garage so no additional green space would be needed. A "Special Use Permit" would be required and a public hearing will need to be held before a final decision by the planning board can be made.

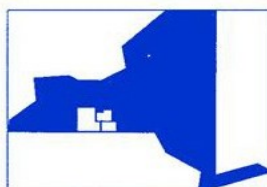
The planning board discussed parking and no issues were noted. Under the current zoning code only one practicing professional is authorized which Dr Marzo indicated could be an issue in the future.

A motion was made by Med Scheidweiler and seconded by Martha Tober to hold a public hearing before the November 2, 2016 planning board meeting

Next Meeting will be held on 11/2/2016 @ 5:15 PM and applications are due by 10/19/2016.

The meeting was adjourned on a motion by Vinnie Krystof, 2nd by Martha Tober at 6:25 pm.

Respectfully submitted,
Anne Names, Clerk

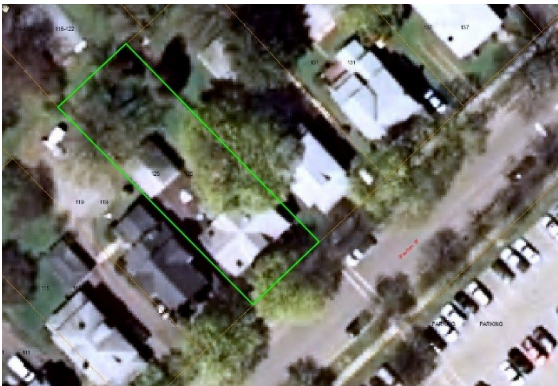


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**STC COMMENTS FOR THE
October 5, 2016
VILLAGE OF PAINTED POST PLANNING BOARD MEETING**

A. Special Use Permit for home occupation of beauty salon at 125 Steuben Street.

POINTS TO CONSIDER:



It is understood that Ms. Sullivan would like to use her home at 125 Steuben as a beauty salon. As shown in the submitted drawing the salon would be placed in a 11' x 13' room inside the home. There are no proposed changes to the exterior of the home.

Questions for the applicant:

- Will the salon be by appointment only? Are walk-in's welcome?
- What are your hours of operation?
- How many clients do you expect to have at home time?
- Where will clients park?
- Will there be any retail of beauty supplies at the location?
-

Assuming the business is by appointment only and there are few concerns about change to the character of the community or parking issues. It is recommended to hold the public hearing and approve this application as final.

SEQR ACTION: SEQR action is a Type II action. No further review is needed.

MOTION:

The planning board holds a public hearing.

The planning board approves the submitted site plan and special use permit as submitted.

B. Application for expansion of existing dental practice Dr. Maria Marzo at 326 N. Hamilton St.

POINTS TO CONSIDER:

It is understood that Dr. Marzo would like to expand her practice at her current site. The home where the practice is currently falls within a UCR (Urban Center Residential) zone. Expansion of the practice is noted as raising the garage creating a building to connect the garage and the main building. The current site is currently well over the allowed maximum lot coverage of the site (30%).

Questions for the applicant:

- What is the current lot coverage?
- What will be the lot coverage after the addition?
- Is there a change in the practice?
- Is this home used only as a business or as a residence as well?
- How many employees total on the site?
- Where do patients and employees park?
- How many patients typically do you have at home time?
- What are hours of operation?

If there is only one practicing professional in the building than this could be approved as a special use permit and will need a public hearing once the variance is received.

If the home is also used as a residences it will be considered a home occupation but would also be limited to only one additional individual to be employed that does not live in the residence.

Regardless of use the change of the exterior will require an area variance for lot coverage. All other setbacks are previously existing and therefore do not need variances.

Because this is an existing business there are few concerns about change in the character of the neighborhood.

SEQR ACTION: There is no SEQR for variance recommendation, as the ZBA should be completing the SEQR.

MOTION:

The planning board recommends the ZBA approve the area variance for lot coverage.

NEXT STEPS:

Applicant comes back before the planning board once they have received their area variance and the planning board should hold a public hearing for the special use permit and potential approve...with conditions.