

# Village of Painted Post Planning Board Meeting Minutes

Date: May 6, 2026

Location: Painted Post Village Hall

## **1. Call to Order**

The meeting was called to order at 5:14 PM by Tom Chapman.

## **2. Roll Call / Attendance**

Board Members Present: Tom Chapman, Vickie Button, Scott Swimley, Hannah Waschezyn, Travis Gasa, Christine Adamo

Others Present: Liv Lovejoy (STC Planning), Anne Names (Clerk), Britany Elsey (Village Trustee Liaison to the Planning Board)

## **3. Approval of Previous Minutes**

Motion to approve prior meeting minutes.

- Motion by: Vickie
- Second by: Scott
- Vote: All in favor – Motion carried

## **4. Public Hearings**

No formal public hearings were held.

## **5. Business Discussed**

### Foundry Site / Industrial District 2 (I-2) Zoning Review

The Board conducted a comprehensive discussion regarding zoning recommendations for the Foundry Site on West Water Street, including review of survey responses and potential permitted uses.

#### General Discussion Topics:

- Review of survey results identifying permitted, special use, and prohibited uses
- Need for clearer definitions and thresholds within the zoning code
- Consideration of economic viability, tax revenue generation, and job creation
- Environmental contamination concerns and implications for certain uses
- Recognition of the Planning Board's limited role relative to the Foundry Site LLC and Village Trustees

#### Foundry Site Status and Coordination:

- Ongoing efforts to organize Foundry Site LLC bylaws and operational structure
- Missing documentation impacting ability to market the site

- Reported interest from Verizon, NYSEG, and the Industrial Development Agency (IDA)
- Discussion of coordination between the LLC, Village Trustees, and Planning Board
- Survey to be shared with Trustees for additional input

Land Use Discussion Summary:

- Commercial Uses:
  - General support for flexibility to attract development
  - Consensus that certain uses (e.g., gas stations, car washes) are not optimal for the site
- Retail and Wholesale:
  - Smaller retail uses generally supported as permitted
  - Larger retail uses may warrant special use review
- Personal Service Establishments:
  - Generally acceptable if clearly defined
- Restaurants:
  - Concerns regarding environmental safety due to site contamination
  - Acknowledgment that regulatory review processes would address such concerns
- Housing:
  - General support for residential development, including:
    - Single-family housing
    - Multi-family housing
    - Cluster development and mixed-use concepts
  - Opposition to:
    - Manufactured home parks
    - Group homes
  - Mixed opinions on transient housing (e.g., hotels, hostels, bed and breakfasts)
- Recreation and Community Uses:
  - Recreational uses (e.g., amphitheater, trails) discussed as potential accessory or special uses
  - Emphasis that such uses should complement tax-generating development
- Energy Uses:
  - Solar and battery energy storage generally supported with special use oversight

- Other Considerations:
  - Mining identified as an inappropriate use for the site
  - Need for additional zoning definitions (e.g., retail distinctions, personal services, wholesale uses)

No formal motions or votes were taken.

## **6. Reports / Communications**

- Recommendation to improve calibration of future survey input to ensure consistency in responses
- Anticipation of incorporating Trustee feedback into final zoning recommendations

## **7. Board Member Comments**

- Emphasis on balancing flexibility with appropriate oversight
- Recognition that overly restrictive zoning could deter development
- Importance of aligning Planning Board recommendations with broader Village goals

## **8. Public Comment**

No formal public comment period occurred.

## **9. Adjournment**

Motion to adjourn the meeting.

- Motion by: Scott Swimley
- Second by: Travis Gasa
- Vote: All in favor – Motion carried

Meeting adjourned at 6:51 PM.