Special meeting of the Planning Board, Village of Lyndonville was held on Monday, October 13, 2014 at the Village Hall. Meeting opened at 7:04 p.m.

PRESENT:	Planning Board Members:	Stephen C. McAvoy
		Charles Covell
		James Tuk
		Ellen Tuohey
		Danny Woodward Jr.
	Clerk-Treasurer	Teri Woodworth
	Supt. of Public Works	Terry M. Woodworth - Excused
	Code Enforcement Officer	Aaron Young
	Public:	Mark Braley, Thomas Heck and Bonnie Heck

OLD BUSINESS:

- Special Use Permit for 55 South Main Street - Code Enforcement Young presented the Orleans County Planning Board's decision. The Village of Lyndonville Planning Board reviewed the decision. Planning Board member Tuk mentioned that the building isn't to code or zoning for use of anything. Mr. Braley expressed his concerns about another abandoned building on Main Street and stated that Board is choosing to have this abandoned building. Mrs. Heck stated it was going to be gift boutique with pottery and herbs with hopes that residents wouldn't have to travel to Walmart for such items. Code Enforcement Young stated the biggest issue is the home business isn't going to be operated by the property owner. Mr. Braley noted the Village has turned a blind eye on this building in the past. Code Enforcement Young noted it was a business in the past but has lost its grandfathering since it hasn't been anything in several years. Planning Board member Covell expressed his concerns with no off street parking at the location plus the required parking that is necessary for the current tenants. Planning Board member Tuohey agreed with the no off street parking concern. Planning Board member Covell inquired if the Board would be able to offer a one year special use to see how things go and reevaluate in a year. Planning Board member McAvoy stated he didn't believe that was an option giving the no off street parking. Planning Board member Tuk stated that when properties are sold it's the purchasers responsibility to know what is acceptable use for the property per code and zoning prior to purchasing.

ON MOTION of Planning Board member Tuk, seconded by Planning Board member Tuohey, to deny the special use permit for 55 South Main Street.

Vote: 5 Ayes (Covell, McAvoy, Tuk, Tuohey, Woodward Jr.); 0 Nays; 0 Abstain

ON MOTION of Planning Board Member Covell, seconded by Planning Board Member Tuohey, to adjourn the meeting at 7:23 p.m.

Vote: 5 Ayes (Covell, McAvoy, Tuk, Tuohey, Woodward Jr.); 0 Nays; 0 Abstain

Teri Woodworth
Clerk-Treasurer