

AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, February 23, 2023

County Office Building, **LEGISLATIVE CHAMBERS (2nd floor)** – 417 Liberty Street, Penn Yan

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/QUORUM REPORT

2. ELECTION OF NEW OFFICERS (Chair & Vice Chair)

3. APPROVAL OF MINUTES (November 17th, meeting)

4. CONSIDERATION OF GML 239 REFERRALS:

- ❖ **2023-01 Village of Penn Yan.** Applicant, Will Knepple. 201 Clinton Street, Penn Yan, NY 14527. Site address: 270 Lake Street, Suites 14 & 15, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a new business – Offices for Best Man Home Services and Higher Standard Cleaners.
- ❖ **2023-02 Town of Torrey.** Applicant, Stephen Nolt. 1024 Nutt Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to construct a 60' x 96' pole style building for warehousing of construction equipment and/or materials for Nolt Construction.
- ❖ **2023-03 Village of Rushville.** Applicant, Village of Rushville. 1 South Main Street, PO Box 51, Rushville, NY 14544. *Other-Comprehensive Plan Adoption.* The Village of Rushville Board of Trustees is looking to adopt the Village of Rushville Comprehensive Plan. The Plan draft is being referred to Yates County for review. The Village of Rushville has also referred the draft plan to Ontario County Planning Board on January 26, 2023 for review.
- ❖ **2023-04 Town of Middlesex.** Applicant, Blue Sky Towers III, LLC and Bell Atlantic Mobile Systems, LLC (dba Verizon Wireless) by Nixon Peabody LLP. 300 Clinton Square, Rochester, NY 14604. Site address: 00 Town Line Road, Middlesex, NY 14544. *Area Variance, Special Use Permit & Site Plan.* Applicant wishes to construct and operate a 150' wireless telecommunications tower (plus 4' lightning rod) and associated improvements.
- ❖ **2023-05 Town of Jerusalem.** Applicant, Dan & Jane Nielsen. 2773 County House Woods Road, Keuka Park, NY 14478. Site address: 2231 West Lake Road, Penn Yan, NY 14527. *Area Variance.* Applicant is building a single family home. Requesting a rear setback of 24.75' from the road for a retaining wall, where 44.75' is required. Also requesting lot coverage of 24.86% where 20% is allowed.
- ❖ **2023-06 Town of Benton.** Applicant, Saturn Power (Adam Rowles). 14 Foundry Street, Baden, Ontario N3A 2P7. Site address: 848 Route 14A, Penn Yan, NY 14527. *Special Use Permit & Site Plan.* 5MW Community Solar Farm.
- ❖ **2023-07 Town of Benton.** Applicant, Saturn Power (Adam Rowles). 14 Foundry Street, Baden, Ontario N3A 2P7. Site address: 432 N. Flat Street, Penn Yan, NY 14527. *Special Use Permit & Site Plan.* 26 Acre 5MW Community Solar Farm.

5. *COMMUNICATIONS – NONE*

6. *OLD BUSINESS – NONE*

7. *MEMBER REPORTS – NONE*

8. *NEW BUSINESS – NONE*