

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

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

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

2. APPROVAL OF MINUTES (February 23rd, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

- ❖ **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 Project.
- ❖ **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 Project.
- ❖ **2023-08 Village of Dundee.** Applicant, Board of Trustees Village of Dundee. 12 Union Street, Dundee, NY 14837. *Text Amendment & Map Amendment.* The Board of Trustees is amending the Official Village Zoning Map.
- ❖ **2023-09 Village of Penn Yan.** Applicant, Board of Trustees Village of Penn Yan. 111 Elm Street., Penn Yan, NY 14527. *Text Amendment.* The Village proposes to create an R-2L Residential Limited district for Senior Citizen housing. This is based upon an addendum to the Village Comprehensive Plan addressing moderately priced Senior Citizen housing and affordable owner occupied single-family residences.
- ❖ **2023-10 Town of Torrey.** Applicant, Marvin Nolt. 1064 City Hill Road, Penn Yan, NY 14527. *Special Use Permit.* The Applicant is applying for a Special Use Modification to construct a 24' x 40' addition on the South end of an existing welding shop for additional fabrication space and office space.
- ❖ **2023-11 Village of Penn Yan.** Applicant, Nelson Miller. 2433 Bath Road, Penn Yan, NY 14527. Site address: 2421 Bath Road, Penn Yan, NY 14527. *Site Plan.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-12 Town of Benton.** Applicant, Glen Martin. 1259 Pre-Emption Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant would like to move the home base for Sugar Creek Construction into his shop, office area, and tool storage area. Equipment will be outside. Shop is already built.
- ❖ **2023-13 Town of Benton.** Applicant, Once Finger Lakes (Antonio Arias). 655 Route 14, Penn Yan, NY 14527. *Area Variance.* Applicant would like to place a 12' x 24' storage shed 30 feet from the property line.
- ❖ **2023-14 Village of Penn Yan.** Applicant, Minnie Groom. 43 Grant Avenue, Penn Yan, NY 14527. Site address: 2362 State Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.

4. **COMMUNICATIONS** – *This month’s training “Now What? Managing the development of Solar Projects After Planning and Zoning Approvals” will be held prior to the meeting at 6:00pm in the Legislative Chambers.
Training Opportunity in Ontario County on April 13th, starting at 5:00pm*
5. **OLD BUSINESS** – *NONE*
6. **MEMBER REPORTS** – *NONE*
7. **NEW BUSINESS** – *Resolution 163-23 passed extending Edwin Moberg’s membership for another term.
Resolution 162-23 passed to Amend Resolution 71-18 (Authorize County Planner To Take County Planning Agency Actions in Certain Instances).*