

AGENDA
YATES COUNTY PLANNING BOARD
~~7:00 p.m., Thursday, March 26, 2020~~

County Office Building, **NO PHYSICAL MEETING** – 417 Liberty Street, Penn Yan

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE/QUORUM REPORT**
2. **APPROVAL OF MINUTES** (February 27, meeting) ACTION SUSPENDED.
3. **CONSIDERATION OF GML 239 REFERRALS: REFERRALS SHALL BE REVIEWED AND DECISIONS SENT BACK TO THE REFERRING MUNICIPALITIES BY THE PLANNING OFFICES UNTIL FURTHER NOTICE.**
 - ❖ **2020-05 Town of Torrey.** Applicant, Daniel Higgins. 214 Billsboro Rd., Geneva, NY 14456. Site address: 1724 State Rt. 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to obtain a special use permit to park and sell up to 8 cars on the property of a closed gas station. *Was tabled 2/27/20*
 - ❖ **2020-10 Town of Benton.** Applicant, NY Benton I, LLC c/o Peter Dolgos. 33 Irving . Site address: State Rt. 14, Penn Yan, NY 14527. *Site Plan.* Applicant wishes to develop a 4.98 MW solar farm on approximately 51.6 acres.
 - ❖ **2020-11 Town of Starkey.** Applicant, Mark Karasz. 343 Allen Rd., Rock Stream, NY 14878. Site address: 162 Fir Tree Pt. Rd., Rock Stream, NY 14878. *Special Use Permit.* Applicant proposes to convert an existing 8' x 13' 6" room into a commercial kitchen for a café at Rock Stream Vineyards tasting room.
 - ❖ **2020-12 Town of Starkey.** Applicant, Earl Ray Nolt. 1255 Huff Rd., Dundee, NY 14837. *Special Use Permit? (Nothing selected on referral)* 15 Adult dog kennel.
 - ❖ **2020-13 Village of Penn Yan.** Applicant, Rei Rei, LLC. 120 Carverdale Dr., Rochester, NY 14618. Site address: 111 Liberty St., Penn Yan, NY 14527. *Site Plan.* Applicant proposes to revise project plans for previously approved site changes (site plan approved 2016, expired 2017) to change patio and install retaining wall in rear yard.
 - ❖ **2020-14 & 15 Town of Jerusalem.** Applicant, Kevin Munt. 3399 State Rte. 54A, Keuka Park, NY 14478. *Site Plan & Area Variance.* Applicant requests to construct a 40ft by 60ft metal storage building with concrete floor; to be located closer to the road (front yd.) than zoning allows for Ag-Res. & in the Scenic Overlay District. *Two referrals, one set of supporting documents*
 - ❖ **2020-16 Town of Jerusalem.** Applicant, Joseph Trombley. 2245 Kimball Rd., Penn Yan, NY 14527. Site address: 2475 NYS Rte 54A, Penn Yan, NY 14527. *Site Plan.* Applicant proposes to remodel current structure owned by applicant to become a convenience/souvenir shop.
 - ❖ **2020-17 Town of Benton.** Applicant, Jennifer Scott, 76 Holiday Lane, Canandaigua, NY 14424. Site address: 692 Lovejoy Rd., Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes Midwife Doctors Office with two patient rooms.

- ❖ **2020-18 Town of Benton.** Applicant, Daniel & Olivia Budman. 468 Route 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a wine tasting room in basement of residence.

4. COMMUNICATIONS – Referrals received shall be reviewed and responded to by the Planning Department in response to the COVID-19 Executive Orders and existing resolutions passed to allow in-department reviews of GML 239 referrals. This process will be in place until further notice. Thank you for your understanding. Referrals will be accepted electronically, those mailed to the office may be delayed due to the circumstances.

5. OLD BUSINESS – NONE

6. MEMBER REPORTS - NONE

7. NEW BUSINESS – NONE

8. ADJOURN