

**AGENDA**  
**YATES COUNTY PLANNING BOARD**  
**7:00 p.m., Thursday, April 27, 2023**

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

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

**2. APPROVAL OF MINUTES** (March 23<sup>rd</sup>, meeting)

**3. CONSIDERATION OF GML 239 REFERRALS:**

- ❖ **2023-15 Town of Barrington.** Applicant, Mervin Wenger. 4774 Chubb Hollow Road, Dundee, NY 14837. Site address: Corner of Ellis Road/John Green Road, 1718 Ellis Road, Dundee, NY 14837. *Special Use Permit.* Applicant proposes to construct a concrete batch plant with a maximum capacity of 8,000 cubic yards per year. Will include 3 cement trucks, 1 tractor trailer and 1 dump truck.
- ❖ **2023-16 Village of Penn Yan.** Applicant, ServU Federal Credit Union. 87 Victory Highway, Painted Post, NY 14870. Site address: 102 Delano Place, Penn Yan, NY 14527. *Site Plan.* Applicant proposes construction of a 4,361 square foot bank branch office with attached drive-thru, two teller lanes and a bypass lane.
- ❖ **2023-17 Village of Penn Yan.** Applicant, Michael Marshall. 1610 Lawrence Johnson Road, Beaver Dams, NY 14812. Site address: 111 Liberty Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a use change to open a craft brewery and tap house.
- ❖ **2023-18 Village of Penn Yan.** Applicant, Shad Faus. 80 Front Street, Lititz, PA 17543. Site address: 125 Walnut Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-19 Village of Penn Yan.** Applicant, Curtis Bissonnette. 15 Hillside Circle, Honey Brook, PA 19344. Site address: 130 Benham Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-20 Village of Penn Yan.** Applicant, Steven Ames. 47 W 625 S, Lafayette, IN 47909. Site address: 140 Benham Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-21 Village of Penn Yan.** Applicant, Shari Brodmann. 122 Clinton Street, Penn Yan, NY 14527. Site address: 182 South Avenue, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-22 Village of Penn Yan.** Applicant, Jesse Lapp. 203 East Main Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-23 Village of Penn Yan.** Applicant, Mark Comstock. 218 Clinton Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.

- ❖ **2023-24 Village of Penn Yan.** Applicant, Patrick Hoke. 3927 Route 14, Himrod, NY 14842. Site address: 227 East Main Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-25 Village of Penn Yan.** Applicant, Erika Riker. PO Box 646, Penn Yan, NY 14527. Site address: 307 Lake Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-26 Village of Penn Yan.** Applicant, Keith Prather. 345 Main Street, Penn Yan, NY 14527. Site address: 349 Main Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-27 Village of Penn Yan.** Applicant, Brendan McCafferty 873 West Ferry Street, Buffalo, NY 14209. Site address: 443 North Main Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.
- ❖ **2023-28 Town of Benton.** Applicant, Ronald Martin. 1540 Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes opening a Farm Equipment Repair Shop with Outside Storage. 8:00am – 7:00pm
- ❖ **2023-29 Town of Barrington.** Applicant, Town of Barrington. 4424 Bath Road, Penn Yan, NY 14527. *Other-Comprehensive Plan.* The Town of Barrington is looking to update the Comprehensive Plan.
- ❖ **2023-30 Village of Dresden.** Applicant, Brenda Race. 791 Billsboro Road, Geneva, NY 14456. Site address: 88 E. Main Street, Dresden, NY 14441. *Use Variance.* Applicant would like the Downstairs to be a bakery and ice cream shop with inside seating for café area. Shared parking with the Village for the business area. Upstairs would be a two bedroom residence for personal use/owner with adding 2 parking spaces alongside the stairs to enter.

4. **COMMUNICATIONS – NONE**

5. **OLD BUSINESS – NONE**

6. **MEMBER REPORTS – NONE**

7. **NEW BUSINESS – NONE**