

AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, April 28, 2022

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 (March 24th, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

- ❖ **2022-11 Town of Torrey.** Applicant, Sam Solomon, 999 State Route 54, Penn Yan, NY 14527. *Area Variance.* Applicant wishes to replace existing signage with a new 49 square foot sign. An area variance is necessary as a 2 sided 32” sign is allowed per Torrey zoning law 98.128 section 1, sub section b. New sign will not be in the state Right of Way.
- ❖ **2022-12 Town of Torrey.** Applicant, Michael Schnelle, 846 State Route 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to construct a new tasting room facility off from the south side of existing winery building. Addition consists of new retail space, tasting area on main floor with a partial basement for wine storage. Second floor will consist of offices and additional tasting space.
- ❖ **2022-13 Town of Torrey.** Applicant, Floyd N. Hoover/Hoover’s Farm Shop, 1793 Ridge Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to construct a 44’ x 48’ addition off from the south side of structure for existing welding shop. Addition will give applicant the ability to work on more than one project at a time. Project also includes new office on west side of new addition.
- ❖ **2022-14 Village of Penn Yan.** Applicant, Teresa Ortiz Gutierrez, 559 Liberty Street, Penn Yan, NY 14527. Site address: 368 Clinton Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a new business – Mexican grocery store.
- ❖ **2022-15 Village of Penn Yan.** Applicant, Kurt Schnarr, In. Site Architecture, 2 Borden Avenue, Perry, NY 14530. Site address: 104 Main Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes to rehabilitate building to include apartments (R-2) above first floor commercial space (M).
- ❖ **2022-16 Village of Penn Yan.** Applicant, David Kays, 109 East Main Street, Penn Yan, NY 14527. Site address: 131 Main Street Rear, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a new business – deli/sub shop.
- ❖ **2022-17 Town of Benton.** Applicant, Meredyth McMichael, 2256 Old Pines Trail, Penn Yan, NY 14527. Site address: 1930 Pre Emption Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a Professional Office Building – “Health Wellness By Meredyth”.

4. COMMUNICATIONS – This month’s training “Here Comes The Sun” will be held April 28, 2022 at 6:00 pm in the Legislative Chambers. The Village of Penn Yan has announced their intention to serve as Lead Agency for the Pedestrian Enhancements Project.

5. ***OLD BUSINESS – NONE***
6. ***MEMBER REPORTS – NONE***
7. ***NEW BUSINESS – NONE***