AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, May 27, 2021
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 (April 22, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

   ❖ 2021-21 Village of Penn Yan. Applicant, Angelo Licciardello. 8242 E. Bluff Dr., Penn Yan, NY 14527. Site address: Corner Hillcrest & Old Bath Rd., Penn Yan, NY 14527. Area Variance. Applicant proposes a variance for Density relief. R-1 requires minimum of 10,500sf of lot space per dwelling unit. Applicant proposes duplex so there will be 7,187.50sf of lot space per dwelling unit.

   ❖ 2021-22 Village of Penn Yan. Applicant, Angelo Licciardello for Keuka Shores LLC. 8242 E. Bluff Dr., Penn Yan, NY 14527. Site address: Hillcrest & Old Bath Rd., Penn Yan, NY 14527. Site Plan. Applicant proposes construction of a duplex with associated site changes on empty lot currently with no street address.

   ❖ 2021-23 Town of Milo. Applicant, Jeffrey Ashline (Mossien Associates). 70 Linden Oaks, Suite 110, Rochester, NY 14625. Site address: 252 Route 54-East Lake Rd, Penn Yan, NY 14527. Special Use Permit. Applicant proposes to allow the operation/use of an Accessory Living Quarters that is accessory to an existing single unit dwelling.

   ❖ 2021-24 Town of Potter. Applicant, Alvin & Kathryn Zimmerman. 1238 Voak Rd, Penn Yan, NY 14527. Special Use Permit. Applicant proposes a small dog housing kennel facility.

   ❖ 2021-25 Town of Benton. Applicant, Williamson Building Remodeling. 1869 Route 54, Penn Yan, NY 14527. Area Variance & Site Plan. Applicant proposes a 30’x50’ addition to current building. Reason for the Area Variance: the building will be 4 feet off the property line.


   ❖ 2021-29 Town of Benton. Applicant, Gerald Martin. 1019 E. Swamp Rd., Penn Yan, NY 14527. Site address: Havens Corners Rd., Benton, NY. Special Use Permit. Applicant proposes Martin “Sand & Gravel” Excavation of sand and gravel out of land on Havens Corners Rd, directly west of the Town of Benton’s Pit.
2021-30 Town of Torrey. Applicant, Norbut Solar Farms, LLC. 1241 University Ave., Rochester, NY 14607. Site address: Hansen Point Rd., Penn Yan, NY 14527. Area Variance, Special Use Permit, & Site Plan. Applicant proposes to construct 3-5 megawatt ground mounted solar arrays on 102.60-acre parcel.

4. COMMUNICATIONS – NONE

5. OLD BUSINESS – NONE

6. MEMBER REPORTS – NONE

7. NEW BUSINESS – Welcome back David Ferry per resolution 206-21.