

**AGENDA**  
**YATES COUNTY PLANNING BOARD**  
**7:00 p.m., Thursday, May 27, 2021**

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** (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.
- ❖ **2021-26 Town of Middlesex.** Applicant, Andrew Buchanan. 5311 Nolt Rd., Canandaigua, NY 14424. Site address: 5657 S. Vine Valley Rd., Middlesex, NY 14507. *Special Use Permit.* Applicant proposes the change of use from boat storage to storage of docking products.
- ❖ **2021-27 Town of Middlesex.** Applicant, Andrew Buchanan. 5311 Nolt Rd., Canandaigua, NY 14424. Site address: 5657 S. Vine Valley Rd., Middlesex, NY 14507. *Site Plan.* Applicant proposes the construction of a new 9,600sf pole barn-commercial business & use of existing structure on property for storage of docking equipment.
- ❖ **2021-28 Town of Middlesex.** Applicant, Brian Giordano. 5 Aden Hill, Pittsford, NY 14534. Site address: 1147 S. Lake Rd., Middlesex, NY 14507. *Site Plan & SSPA.* Applicant proposes a 5,200sf two-story single-family residence on vacant land. Detached two-story garage, driveway, parking area, retaining walls, new driveway.
- ❖ **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.***