

**AGENDA**  
**YATES COUNTY PLANNING BOARD**  
**7:00 p.m., Thursday, June 22, 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** (May 25<sup>th</sup>, meeting)

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

- ❖ **2023-37 Village of Penn Yan.** Applicant, Board of Trustees/Village of Penn Yan. 111 Elm Street, Penn Yan, NY 14527. Site address: Hamilton Street, Penn Yan, NY 14527. *Text Amendment.* The Village proposes to adopt Density Control for the R-2L Zoning Use District which was recently created primarily to limit structures therein to one-story and maximum height of 18 feet.
- ❖ **2023-38 Town of Torrey.** Applicant, Darlene Smith. 4116 Pre-Emption Road, Himrod, NY 14842. Site address: 1720 State Route 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a Special Use modification to add a 32' x 50' pavilion to the property for small events and additional outdoor seating.
- ❖ **2023-39 Village of Penn Yan.** Applicant, SAT Realestate Holdings LLC, Angelo Licciardello. 8242 East Bluff Drive, Penn Yan, NY 14527. Site address: Hamilton Street, Penn Yan, NY 14527. *Site Plan.* Applicant would like to build eight 4-unit, 1-story 6.600+/- square foot apartment buildings. Nine parcels will be combined into one lot and the private roadway. Thirty-two parking spaces are located along the private road. Two parking spaces per unit.
- ❖ **2023-40 Village of Penn Yan.** Applicant, James Douglas Reagan. 440 Hall Road, Himrod, NY 14842. Site address: 110 Mace Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes the operation of a small watercraft rental business on Hotel property.
- ❖ **2023-41 Village of Penn Yan.** Applicant, Steven Ames, 47 W 625 S, Lafayette, IN 47909. Site address: 124 Benham Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant is applying for a Special Use Permit for a short-term rental business.

**4. COMMUNICATIONS** – *The Town of Gorham is updating their Comprehensive Plan.  
The Town of Jerusalem is taking Lead SEQOR Agency on the East Bluff Drive Reconstruction Project.*

**5. OLD BUSINESS – NONE**

**6. MEMBER REPORTS – NONE**

**7. NEW BUSINESS – NONE**