AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, December 15, 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  (November 17th, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

   - **2022-53 Village of Penn Yan.** Applicant, Board of Trustees/Village of Penn Yan, 111 Elm Street, Penn Yan, NY 14527. *Text Amendment.* The Board of Trustees proposes an addendum to the Comprehensive Plan. The Village Planning Board and Village P&D Committee have identified needs for moderately priced senior citizen housing and affordable owner occupied single family residences in the Village community.

   - **2022-54 Town of Milo.** Applicant, John and Sarah Wilson, 69 Snell Road, Geneva, NY 14456. Site Address: 426 East Lake Road, Penn Yan, NY 14527. *Special Use Permit.* The applicant would like a special use permit to allow an “accessory living quarters” within the detached garage at the East side of East Lake Road. Owner will use such quarters for visiting family per the attached letter.

   - **2022-55 Town of Benton.** Applicant, Amos Stauffer, 1360 Lovejoy Road, Penn Yan, NY 14527. Site Address: 1483 State Route 14A, Penn Yan, NY 14527. *Area Variance and Special Use Permit.* Applicant would like to build a house and a 40 x 60 Heavy Equipment Commercial Repair Shop in front of the house.

   - **2022-56 Village of Penn Yan.** Applicant, Gavin Polmanteer, 106 Horizons Park Drive, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a 1,960 square foot addition to the existing building.

   - **2022-57 Town of Benton.** Applicant, D & L Rental & Supply, 283 State Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes adding a 2,432 square foot addition to the main building.

   - **2022-58 Town of Benton.** Applicant, Kathy Ferron, 2769 East Valley Road, Penn Yan, NY 14527. Site Address: 2039 Havens Corners Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes adding a 24 x 40 storage shed for the Rail Riders and a holding tank for the porta potties.

   - **2022-59 Town of Benton.** Applicant, Martin’s Hardware, 900 State Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes adding a 3,840 square foot addition to the current shop.

   - **2022-60 Town of Benton.** Applicant, John and Jacqueline Nacca, 30 West Broad Street, Suite 406, Rochester, NY 14614. Site Address: 640 Angus Point Road, Penn Yan, NY 14527. *Subdivision.* Applicant proposes a lot line adjustment and the construction of a new single-family residence. Site improvements include grading, drainage and utilities.

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