AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, December 16, 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 (November 18, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

- **2021-57 Town of Starkey.** Applicant, Town of Starkey. 40 Seneca Street, Dundee, NY 14837. Site address: Starkey, NY. *Zoning Law Change.* Applicant would like to repeal existing Zoning Regulations and replace them with the adoption of New Zoning Regulations.

- **2021-58 Town of Torrey.** Applicant, Marvin Nolt. 1064 City Hill Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a Special Use Permit to construct a 40 x 44 addition to existing building for welding and fabrication. Applicant will be making a lot line adjustment to meet the setback requirement.

- **2021-59 Town of Milo.** Applicant, Keith and Lori Nickoloff. 490 East Lake Road, Penn Yan, NY 14527. *Area Variance.* Applicant proposes an area variance to reduce front yard contiguous with Route 54 (East Lake Road). Proposed 22 feet front yard and Zoning Law mandates 25 feet. Proposed project is an addition to a single unit dwelling.

- **2021-60 Village of Penn Yan.** Applicant, Board of Trustees of the Village of Penn Yan. 111 Elm Street, Penn Yan, NY 14527. *Text Amendment & Other (Cannabis Opting Out Law).* Applicant is considering adopting a Cannabis Opting Out Local Law, which would be subject to Permissive Referendum if passed.

- **2021-61 Village of Dundee.** Applicant, Board of Trustees of the Village of Dundee. 12 Union Street, Dundee, NY 14837. *Text Amendment.* Applicant is considering adopting regulations pertaining to “short term rentals” in the Village of Dundee and has modified the Local Law since the original referral in September 2021.

4. COMMUNICATIONS – NONE

5. OLD BUSINESS – NONE

6. MEMBER REPORTS – NONE

7. NEW BUSINESS – NONE