

Draft

YATES COUNTY PLANNING BOARD MEETING January 23, 2020

PRESENT: Danielson, Sutterby, Moberg, Schiesser, Wiltberger, Strickland, Worden, Yonts

EXCUSED: Ferry, Granzin, Sawers, Vestal, Sisson, Hullings

ABSENT: Sheive

Also Present: Chris McNinch (Applicant), Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER Schiesser called the meeting together at 7:00 p.m. with the Pledge of Allegiance.

NEW BUSINESS: ELECTIONS OF NEW BOARD OFFICERS

Bob Schiesser was elected as Chair via a motion put forward by Wiltberger, seconded by Danielson. All in favor.

David Granzin was elected as Vice Chair via motion put forward by Danielson, seconded by Sutterby. All in favor.

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the December 19th meeting by Strickland, seconded by Danielson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2020-01 Village of Penn Yan. Applicant, Christopher McNinch. 3301 James Rd., Keuka Park, NY 14478. Site address: 368 Clinton St., Penn Yan, NY 14527. *Use Variance.* Applicant proposes to change current use of property to include new sales display area for seven autos.

Chris McNinch was present to answer questions. The property will not be used to conduct the actual sale of the vehicles. The majority of the transactions will take place on the internet. Vehicles will be displayed for potential buyers to meet there to test drive them and will have a sticker on the window with contact info. The applicant will likely have 3-4 vehicles at a time, but 7 would be the maximum. The vehicles would be high quality such as Jeeps, BMW, etc. The carwash/service station was previously there and the businesses on the property are 70% auto related, the beauty salon being the other. There is not a limit to how many businesses you can have on one property. Parking for the existing businesses will still be available. The signage proposed is the required red dealer sign. The location was previously a gas station, but the soil has been "cleared" from the DEC and the applicant may re-blacktop down the road. The applicant plans to enhance the current landscape by putting in burning bushes. A concern is that the use variance goes with the property and if it were to change hands, it could be turned into something that has a negative impact on the county. Another concern is that the location is an entry way and it should be visually appealing.

Worden made a motion to the Board: That under GML 239 the application as presented does not have countywide impact with the stipulations that the proposed landscape improvements (burning bushes with a minimum height to shield the cars) and a maximum of 7 vehicles are met. Sutterby seconded. 5 in favor, 2 not in favor, & 1 abstain. Motion approved.

2020-02 Village of Rushville. Applicant, Jon Bagley. 23 Church St., Bloomfield, NY 14469. Site address: 3 Gilbert St., Rushville, NY. *Other.* Applicant proposes to convert existing building at 3 Gilbert St. into two apartments.

The traffic will likely be reduced and the parking lot is large. It has been over a year since the church has been in use. The bell will be off limits to the tenants.

Danielson made a motion to the Board: That under GML 239 the application as presented does not have countywide impact. Moberg seconded. All in favor. Motion approved.

2020-03 Village of Rushville. Applicant, Kim Morganti. 53 South Main St., Rushville, NY 14544. *Use Variance & Re-zoning.* Applicant proposes to demolish existing house and barn, build new structure with business on first floor and residence on second floor.

The current house & outbuildings would be knocked down and one large structure would be built in its place. The application is incomplete and missing supporting documents. No details have been provided explaining how large the new structure is to be. With the type of business they want to have they would need a substantial amount of parking, at least 30-40 cars for guest events in the banquet hall/wedding portion and employees for that and the sewing portion will need parking as well. The application does not discuss parking. The area in question is surrounded by residential houses. Another concern is spot zoning and precedent, even if not legally so, it would set for future applicants.

Strickland made a motion to the Board: That under GML 239 the application as presented is grossly incomplete, missing supporting documents, and would have negative countywide impact. Yonts seconded. All in favor. Motion approved.

COMMUNICATIONS: A Comprehensive Plan worksheet will be forwarded to members via email. Each subcommittee will get a worksheet. The next "main" Comprehensive Plan Meeting will be February 20. During this meeting it will be decided what should be included overall. The goal is to have a draft for review by April/May.

OLD BUSINESS: None

MEMBER REPORTS: None

ADJOURNMENT: Moberg made the motion to adjourn the meeting at 7:38 p.m. Yonts seconded. All in favor. Meeting was adjourned.