

Draft

YATES COUNTY PLANNING BOARD MEETING February 27, 2020

PRESENT: Strickland, Yonts, Sutterby, Worden, Schiesser, Granzin, Moberg, Hullings, Danielson, Vestal

EXCUSED: Sawers, Sisson, Wiltberger

ABSENT: Sheive, Ferry

Also Present: Anthony Validzic (Code Officer, Town of Milo), Dan Higgins (Applicant),

Tim Higgins, Harold Zimmerman (Applicant), Thomas Fulkrod (Code Officer, Town of Benton), Glenn Quackenbush, Rick Willson (Legislator), Chris Hansen (Applicant), Carlie Chilson (Legislator), Nelson Weaver (Applicant), David Sauder (Applicant), John Christensen (Chronicle-Express), Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER Schiesser called the meeting together at 6:59p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the January 23rd meeting by Strickland, seconded by Moberg. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2020-04 Town of Torrey. Applicant, Chris Hansen/Jason Shoff. 515 Hansen Point Rd., Penn Yan, NY 14527. Site address: Hansen Point Rd., Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes to install a 7-megawatt solar array that encompasses 8.4 acres of actual ground cover. ***Note:** Rick Ayers from Soil & Water requested a SWPPP for review. The review cannot be completed without it.

Chris Hansen was present to answer questions. Soil & Water did obtain a SWPPP and is currently reviewing it. The 1st lease is for 20 years. After the lease is up, they could decide to continue, renew the lease, or dismantle the solar array. The energy provided will be available for consumer purchase.

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

2020-05 Town of Torrey. Applicant, Daniel Higgins. 214 Billsboro Rd., Geneva, NY 14456. Site address: 1724 State Rt. 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to obtain a special use permit to park and sell up to 8 cars on the property of a closed gas station.

Daniel Higgins was present to answer questions. The Yates County Treasurer's office & Administrator asked that this application be tabled until next month. The current taxable status of the property is drawing some questions.

Granzin made a motion to the Board: to table this application until next month. Vestal seconded. 9 in favor and 1 abstain. Motion approved.

2020-06 Town of Benton. Applicant, Harold W. Zimmerman. 2049 Havens Corners Rd., Penn Yan, NY 14527. *Area Variance.* Applicant proposes to build a 40' x 66' barn 24ft in front of the front edge of the house. Main drain tile that comes from the upper farm is located right behind the proposed barn.

Harold Zimmerman & Thomas Fulkrod were present to answer questions. The code states that the house and barn should be even, but the tile drain from the upper farm is located right behind the proposed barn. The barn will still be far enough away from the road, so it should not be a problem.

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

2020-07 Town of Benton. Applicant, Nelson Weaver. 338 Route 14A, Penn Yan, NY 14527. Site address: 356 Pre-Emption Rd., Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes to place a 4' x 8' Weaver Bicycle Shop sign on Elam Fox's property.

Nelson Weaver & Thomas Fulkrod were present to answer questions. The setbacks comply with zoning. The sign will not obstruct traffic/sight. The sign will start 4 feet off the ground and be two sided. The main target is summer vacationers. The sign will be more of a directional sign to guide customers in the right direction with an arrow. When using a GPS or similar device it does take you down Pre-Emption Rd for various destinations. There is some concern that this may set a bad precedent and signs will start popping up all over.

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

2020-08 Town of Benton. Applicant, David Sauder. 1171 Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to amend his original Special Use Permit that was for the repair of lawn & garden tractors to instead repair small-midsize construction equipment and have a sand blasting business.

David Sauder & Thomas Fulkrod were present to answer questions. The special use permit goes with the property. The use permit matches what he is already doing. It will be less equipment, but the equipment will be larger. Should reduce traffic through there. The application was put in as a courtesy for the Town of Benton as he was already doing this without issue.

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

2020-09 Town of Milo. Applicant, Town of Milo. 137 Main St., Penn Yan, NY 14527. Site address: Town of Milo. *Text & Map Amendment.* Applicant proposes to amend the Comprehensive Plan to create a new zoning district, which will be titled Lakefront Recreational.

Anthony Validzic was present to answer questions. This will not interfere with the children's activities that are currently going on there. The location will still be a summer day camp & overnight camp. They are currently renting out cabins, etc. to the public. Their hotel permit only applies to the old part of the camp and the new parcel does not apply to that (non-conforming use). They are just talking about rezoning the orange colored portion shown on the map. Would potentially assist the Town of Milo in its efforts to protect the residential areas.

Strickland made a motion to the Board: That under GML 239 the application as presented has positive countywide impact. Granzin seconded. All in favor. Motion approved.

COMMUNICATIONS: The handout is from the Genesee Finger Lakes Planning Council. They are looking for feedback. About 113,000 people from the 2010 Census were unaccounted for. The Census can be beneficial to the community. More people equals more resources available.

LULA- Training will be held April 28th from 5:30-9p.m. You will receive 3 credit hours for attending and the topic is Short Term Rentals.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: Yonts & Granzin will be reappointed for 3 years. Wilberger has decided to forgo reappointment. There are vacancies for Milo & Dresden.

ADJOURNMENT: Schiesser made the motion to adjourn the meeting at 7:55 p.m. Vestal seconded. All in favor. Meeting was adjourned.