

Draft

YATES COUNTY PLANNING BOARD MEETING April 25, 2019

PRESENT: Sutterby, Worden, Danielson, Granzin, Wiltberger, Sheive, Hullings, Sawers, Moberg, Ferry, Sisson

EXCUSED: Hall, Schiesser, Vestal, Yonts, Strickland

ABSENT:

Also Present: Gavin Polmanteer, Kathy Ferron, Edward Carman, John Christensen (Chronicle-Express), Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER With Schiesser excused, Granzin called the meeting together at 6:57 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the March 28th by Sutterby, seconded by Wiltberger. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2019-14 Village of Penn Yan. Applicant, Gavin Polmanteer. 106 Horizon Park Dr., Penn Yan, NY 14527. *Use Variance.* Requests a variance to allow the expansion of the current pre-existing business, non-conforming use in the Planned Business zone. (Applicant note: Village will likely look into re-zoning Horizon Park since most businesses have a variance to be there.)

The applicant wishes to add a collision repair shop to the existing repair shop. This would include painting which will take place in a fully enclosed painting booth as required. The board strongly feels the zoning should be changed in this location.

Sisson made a motion to the Board: That under GML 239 to approve the application as presented. Granzin seconded. All in favor. Motion approved.

2019-15 Village of Penn Yan. Applicant, Gavin Polmanteer. 106 Horizon Park Dr., Penn Yan, NY 14527. Site address: 100 Horizon Park Drive, Penn Yan, NY 14527. *Area Variance.* Requests a variance to allow business signage on another property that is owned by Penn Yan Plumbing & Heating.

The worry is that if one business gets a sign then everyone else will want one. The applicant's argument is that he is the only one asking for a sign and the other businesses he has spoken to have little interest. The sign, if granted, will be a tasteful sign that glows rather than shines. The applicant wants to bring in new service and he believes the sign will help him do so.

Sisson made a motion to the Board: That under GML 239 to approve the application as presented. Sutterby seconded. 9 in favor 1 not in favor. Motion approved.

2019-16 Town of Middlesex. Applicant, Edward H. Carman IV. 638 Fisher Rd., Rushville, NY 14544. Site address: Adjacent & to the South of 624 E. Lake Rd., Middlesex, NY 14507. *Area Variance.* LR zoning per Sec. 403, Sched II requires 60ft from setback. Applicant requests to locate structure 37ft from centerline of county road.

This property has a unique trapezoid shape, has a sloping section, and powerline easements. It is constrained on all 4 sides and less than 50% of what is there can be "used". The applicant wishes to put up

a pole barn for boat/trailer storage for personal use. The surrounding property owners have all been consulted and approve. The town of Middlesex has already approved.

Ferry made a motion to the Board: That under GML 239 the application doesn't have county wide impact. Sutterby seconded. All in favor. Motion approved.

2019-17 Town of Benton. Applicant, Kathy Ferron. 4679 E. Bluff Dr., Penn Yan, NY 14527. Site address: Havens Corners Road/ Flat Street. *Special Use Permit.* Applicant wants to start a Peddle Rail Bike Service on railroads that are no longer used by trains.

This will be a tourist attraction drawing in business to the County. The rails will be leased and are no longer used by trains. An average ride will be 1 ½ hours there and back. Reservations will be taken and walk-ins will be welcomed as long as there is room.

Sisson made a motion to the Board: That under GML 239 to approve the application as presented. Worden seconded. All in favor. Motion approved.

2019-18 Village of Rushville. Applicant, Lawrence E. Tillack. 274 Main St., Phelps, NY 14532. Site address: 40 S. Main St., Rushville, NY 14544. *Use Variance.* Applicant requests a change in zoning from R-1 to C-1 to accommodate a Family Dollar Store.

The Planning Board does not accept this application. It is inappropriate, incomplete, and the board does not have the authority to change the zoning.

COMMUNICATIONS: Training April 29th and June 4th

OLD BUSINESS: None.

MEMBER REPORTS: None

NEW BUSINESS: None

ADJOURNMENT: Granzin made the motion to adjourn the meeting at 7:57 p.m. Ferry seconded. All in favor. Meeting was adjourned.