

Draft

YATES COUNTY PLANNING BOARD MEETING January 24, 2019

PRESENT: Shutterby, Sisson, Snyder, Ferry, Granzin, Moberg, Sawers, Wiltberger, and Vestal

EXCUSED: Schiesser, Hall, Danielson, and Carroll

ABSENT: None

Also Present: John Christensen (Chronicle-Express), Rick Wilson, Carlie Chilson, Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

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

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the October 25th (November and December 2018 meets were cancelled due to no referrals) by Sutterby, seconded by Snyder. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2019-01 Village of Penn Yan. Applicant, KanPak, 105 Horizon Park Drive, Penn Yan, NY 14527. Property Owner: Yates County IDA, Keuka Business Park, Penn Yan, NY 14527. *Site Plan Review.* Applicant seeks to construct a 195,000 s.f. expansion to the existing facility as well as the installation of a new wastewater treatment system.

It was noted that this is essentially the same as referral 2018-39 with the addition of a new wastewater treatment system to be installed. The project engineers did not attend as they were concerned about the weather, Dan Long addressed questions. Wiltberger had concerns about the wastewater product. Long explained that the waste product removes oxygen from the wastewater which may prevent the municipal wastewater treatment plant from being able to properly treat the wastewater. Granzin inquired if the DEC would be monitoring this and John Christensen asked what they would specifically be monitoring. Long confirmed they would and just this treatment plant and not the entire municipal plant. There were still some questions about the wastewater product. Granzin simplified it as "Bacteria using up the oxygen" in the water. Vestal brought up concerns about the byproducts (oil, gas, etc.) from the large amount of trucks going in and out. Rick Wilson assured that there are huge retention ponds for runoff. Long clarified that the trucking of solid waste will not change. Sawers asked how they can calculate that far ahead. The question was answered that they are being proactive as it is a large facility. Ferry stated that it is an improvement as they have no treatment plant in place now. Snyder explained they would have to monitor it daily and the DEC would be able to tell them what to do if certain situations arise.

Wiltberger made a motion to the Board: That under GML 239 this project be approved and that it has positive County-wide impact because the proposed treatment plant may prevent possible future issues. Ferry seconded. All in favor. Motion approved.

2019-02 Town of Italy. Applicant, Town Board- Town of Italy, 6060 Italy Valley Road, Naples, NY 14512. *GML 239m Referral.* Amendment to zoning code and adoption of updated zoning map. Zoning amendments include repeal of provisions related to scenic protection and overlay districts, establishment of zoning districts; and addition of commercial kennel definition.

Ferry started out the discussion on this project stating this is a routine update to existing coding and maps (simplifies zoning code). The view sheds will have no regulation on them, but will still be documented. Christensen asked if this applies to all. Ferry responded that there would be a single height restriction over two stories, but it makes for a simpler more enforceable regulation. He also stated there would be some exceptions such as churches, etc. Questions were also asked about the kennel laws. Ferry explained they made the laws more lenient. He gave an example of people bringing their dogs for training for a few days.

Granzin made a motion to the Board: That under GML 239 this project would not have a County-wide impact. Motion seconded by Vestal. All in favor with the exception of Ferry abstaining. Motion approved.

2019-03 Town of Starkey. Applicant, Richard and Helen Axtell, 12 Vine Street, Dundee, NY 14837. *Subdivision.* Proposed subdivision of 2.1 acres from the larger parcel at 5133 Pre-Emption Road.

This land borders two municipalities. Moberg wanted to know for sure how many acres this was as the sheet was a bit unclear. Long clarified that as a whole it is 18 acres, but the parcel they want to split off is 2.1 acres.

Ferry made a motion to the Board: That under GML 239 this project would not have a negative County-wide impact. Sutterby seconded this motion. All in favor. Motion carries.

2019-04 Town of Starkey. Applicant, Mark A. Karasz, 378 Allen Road, Rock Stream, NY 14878. *Special Use Permit.* Proposed second house on existing farm property. Property has 2 residences located on it, one existing is to be removed.

Long started out that this is an unusual parcel. Christensen wanted to know the parcel size, Long shared that it is 150 acres. Ferry summarized it as the final result will still be two residences, but while they are building the new one there will temporarily be three. Overall it will be an improvement because they are getting rid of the old one.

Sutterby made a motion to the Board: That under GML 239 this project would not have County-wide impact. Snyder seconded this motion. All in favor. Motion carries.

2019-05 Town of Jerusalem. Applicant, Town of Jerusalem. 3816 Italy Hill Rd. Branchport, NY 14418. *Text Amendment.* Amendments to local zoning law.

Sisson took the lead stating that this is a "win win" for everyone. He explained that this will allow property owners to change up their existing buildings/houses instead of tearing them down. When the projects are done then the tax benefits will be reaped. Granzin and Long clarified that you would previously have to get a variance to expand these properties if they were too close to a setback, etc. This adaption recognizes that these properties are not unusual and so long as they do not increase the non-conformities then they don't need the variance.

Vestal made a motion to the Board: That under GML 239 this project would have a positive County-wide impact. Sutterby seconded this motion. All in favor with the exception of Sisson abstaining. Motion carries.

CLOSING DISCUSSION: Long explained the Comprehensive Planning Committee in detail and its purpose. Ferry explained that if you have a financial relationship to a project then you should abstain.

COMMUNICATIONS: *The Yates County Comprehensive Planning Committee will be reforming to review and provide feedback on the Issue, Goals and Policies portion of the existing plan in the effort to update it. A public workshop will be scheduled in March to obtain public input on the Comprehensive Plan as part of the update process. The Genesee/Finger Lakes Regional Planning Council will facilitate the workshops in cooperation with the Yates County Planning office.*

OLD BUSINESS: None.

MEMBER REPORTS: None.

NEW BUSINESS: A new member, representing the Town of Jerusalem, will be appointed to the Planning Board, Jamie L. Sisson is currently a Councilman for the Town. Mr. Moberg, serving as “at large” will be appointed as the Potter representative. Mr. Snyder’s term is up and he has chosen not to renew.

ADJOURNMENT: Vestal made the motion to adjourn the meeting at 8:20 p.m. Wiltberger seconded. All in favor. Meeting was adjourned.