

Draft

YATES COUNTY PLANNING BOARD MEETING January 27, 2022

PRESENT: Danielson, Moberg, Schiesser, Sutterby, Sisson, Strickland, Degner, Gilman, Carman, Landcastle, Hall, and Dowse

EXCUSED: Vestal, Hullings, and Ferry

ABSENT:

Also Present: Elvin and Marie Martin (Applicant), Kendall Burkholder (Applicant), Rufus Burkholder Jr. (Applicant), Donald Schneider, Mark Spoor (Applicant), Alan & Crystal Tomion (Applicant), Rick Willson, Jeffrey Ayers (Yates County Planner), and Brenda Lloyd (Recording Secretary)

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

APPROVAL OF MINUTES:

A motion was made to approve the minutes from the December 16th meeting by Danielson, seconded by Schiesser. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2022-01 Town of Starkey. Applicant, Dan Kress. 5275 NYS Route 14, Dundee, NY 14837. *Special Use Permit.* Applicant would like to Rehab existing buildings into apartments. (Former Freedom Village location)

Withdrawn by the Applicant and the Town of Starkey Planning Board.

2022-02 Town of Milo. Applicant, Kendall and Verna Burkholder. 2463 Himrod Road, Penn Yan, NY 14527. *Special Use Permit and Subdivision.* Applicant proposes a Minor Subdivision of Land (1 new lot) and a Special Use Permit for a Place of Worship.

Applicant plans to construct a church and horse sheds on the property. The horse shed construction has already started and is almost finished.

Schiesser made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Sisson seconded. All in favor. Motion approved.

2022-03 Town of Benton. Applicant, Mark & Anna Spoor. 1161 Mertz Road, Middlesex, NY 14570. Site address: 200 Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a Special Use Permit to use the property as a Farm Market.

Location is the former Tomion Farm Market. Plans to be a Feed Store/Farm Store, no produce. Submitted proposed uses sheet is very broad. Possibly have local wine/beer and other local products. No changes to the existing buildings.

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

2022-04 Town of Benton. Applicant, Centerburg Real Estate Holdings. 2861 Route 364, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes an Auction House/Event Center.

Applicant is planning to hold an auction every 2 to 6 weeks. Building will be available to the community for meetings and other events in between auctions. Lots of parking (210 spaces). Access right off Route 364.

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

2021-05 Village of Penn Yan. Applicant, Chris Hollar & Barbara Aumick – Hangry Bickering, LLC. PO Box 303, Penn Yan, NY 14527. Site address: 368 Clinton Street, Penn Yan, NY 14527. *Site Plan.* Applicant is proposing a Change of Use, “commissary” new business occupying ~ 350 sf. of existing commercial building. The space will be used for cleaning, and dry and refrigerated storage. When not in use, a food truck will be parked on the property seasonally.

Appears to be a food truck business using the 350 square feet of commercial space to store products and food. Food truck to be parked on the property when not in use. Property will utilize a 3 bay sink, hand washing sink, freezer and refrigerator.

Sisson made a motion to the Board: That under GML 239 the application as presented has no negative countywide impact. Danielson seconded. 11 in favor. 1 Abstained. Motion approved.

2022-06 Village of Penn Yan. Applicant, Kirk Wright, Sign & Lighting Services. PO Box 597, Ontario, NY 14519. Site address: 138 Elm Street, Penn Yan, NY 14527. *Use Variance.* Applicant is proposing removing existing sign “message center” and installing a digital, changeable copy sign.

Withdrawn by the Village of Penn Yan.

COMMUNICATIONS: Working on a solution for trainings to be more accessible for board members in the Mennonite community. Also, trying to see if in person training for board members prior to the monthly board meeting is a possibility.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: None

ELECTION OF NEW OFFICERS:

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

Jamie Sisson was elected as Vice Chair via a motion put forward by Sutterby, seconded by Danielson. All in favor.

ADJOURNMENT: Danielson made the motion to adjourn the meeting at 7:30 p.m. Carman seconded. All in favor. Meeting was adjourned.