

**Draft**

YATES COUNTY PLANNING BOARD MEETING March 24, 2022

**PRESENT:** Danielson, Moberg, Sutterby, Strickland, Hullings, Degner, Gilman, Carman, Landcastle, Hall, and Dowse

**EXCUSED:** Sisson, Schiesser, and Ferry

**ABSENT:** Vestal

**Also Present:** Tom Petro (Applicant), Michael Horning (Applicant), Josh Trombley (Applicant), Carlie Chilson (Legislator), Jeffrey Ayers (Yates County Planner), and Brenda Lloyd (Recording Secretary)

**CALL TO ORDER:** Sutterby called the meeting at 7:07 p.m. with the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

A motion was made to approve the minutes from the January 27<sup>th</sup> meeting by Moberg, seconded by Carman. All in favor. Motion approved.

**CONSIDERATION OF GML 239 REFERRALS**

**2022-08 Village of Penn Yan.** Applicant, Nicole Martin, In. Site Architecture, 2 Borden Avenue, Perry, NY 14530. Site address: 14 Main Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes to rehabilitate building for first floor assembly space along with a second floor apartment at the rear and a two-story apartment at the front of the building.

*Property will have private buffet style dining for private parties with the ability to seat about 40 to 50 people. Next to the Keuka Restaurant but will have a separate entrance/exit. Has been approved through the National Historical Society. There is a two-story street side apartment on the second and third floors. Hoping the permit will be issued next month and for a July/August opening.*

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

**2022-09 Town of Barrington.** Applicant, Kay and Tom Petro, 2200 Ellis Road, Dundee, NY 14837. *Special Use Permit.* Applicant is requesting a permit to build 4 furnished one bedroom cabins with one bathroom each. The cabins will share the driveway entrance with the Petro home with a lighted walkway into the campground. All electric will be buried. Cabins will be fully furnished with heating and cooling.

*Applicant plans to build 4 cabins that will be three season rentals (spring, summer, and fall). They are hoping to bring more tourists to the county. The property is zoned agricultural with farms on each side. The cabins are 800 feet off the road and will have a new septic per Soil and Water regulations. Water will be supplied using the well at the applicant's residence, willing to drill an additional well if necessary. There will be parking by each cabin. Fire department will have access within 200 feet of the cabins.*

Strickland made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact, with the recommendations of Soil & Water approvals regarding adequate septic capacity and also confirming that local emergency services (Fire Department and EMS) have the accessibility required. Carman seconded. All in favor. Motion approved.

**2022-10 Town of Benton.** Applicant, Michael Horning, 2855 Ferguson Corners Road, Geneva, NY 14456. *Special Use Permit.* Applicant proposes increasing the size of the shed selling lot.

*Applicant has been in business for 2 years and is looking to expand. Front setback is currently 90' and was approved 2 years ago. Concerned that changing the setback to 80' would interfere with the highway considering the property is located on a curve. The Town of Benton has approved doubling the size of the shed selling lot as long as it is not moved closer to the road.*

Moberg made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact, with the recommendation that the current approved setback does not change. Hall seconded. All in favor. Motion approved.

COMMUNICATIONS: Next month's training "Here Comes The Sun" will be held April 28, 2022 at 6:00 pm in the Legislative Chambers. Carlie Chilson spoke regarding her experiences at the NYSERDA conference regarding solar farming and the State's involvement.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: Resolution 119-22 passed, extending Sisson's, Carman's, Gilman's, Danielson's, Hullings' and Strickland's memberships for another term.

**ADJOURNMENT:** Carman made the motion to adjourn the meeting at 7:44 p.m. Landcastle seconded. All in favor. Meeting was adjourned.