

Draft

YATES COUNTY PLANNING BOARD MEETING April 22, 2021

PRESENT: Sutterby, Carman, Danielson, Sisson, Strickland, Hullings, Degner, & Granzin

EXCUSED: Moberg, Schiesser, Yonts, & Gilman

ABSENT: Cook

Also Present: Terry Button (Legislator), Rick Willson (Legislator), Carlie Chilson (Legislator), John Christensen (Chronicle-Express), Steve & Joan Washburn (Applicant), John David Shirk (Applicant), Matt & Casey Swearingen (Applicants), Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER: Sutterby called the meeting at 7:02 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

A motion was made to approve the minutes from the February 25th meeting by Sisson, seconded by Danielson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2021-12 Town of Milo. Applicant, John David Shirk. 1972 Bentley Rd., Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a kennel that will have a maximum of twenty (20) breeding dams (females) that shall obtain a NYS Pet Dealer licensed from NYS Department of Agriculture and Markets as well as a Kennel Permit from the Town of Milo.

The applicant took over the family farm and is looking to have the kennel as a side job. If they do not sell all the puppies and they grow into adult dogs, the applicant plans to find them good homes. In Milo 25 breeding females is allowable. The quantity is dictated by the parcel size. The applicant is compliant with Milo zoning.

Sisson made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Danielson seconded. 7 in favor. Motion approved.

2021-13 Town of Starkey. Applicant, Matt & Casey Swearingen. 5903 Old Lake Rd., Rock Stream, NY 14878. Site address: 5888 State Route 14, Rock Stream, NY. *Use Variance & Special Use Permit.* Applicant proposes a produce stand, with retail space for associated region sourced souvenirs, and light food café area.

Granzin noted paperwork for a Use Variance was not included in the application. Notices were sent out to the neighbors about a public hearing for the project. It is currently zoned residential. The county Planner is going to reach out to the town of Starkey for some more information pertaining to the use variance and remind them that all related documentation be included.

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

2021-14 Village of Penn Yan. Applicant, Upstate Regional Properties LLC. 122 Garfield Ave., Penn Yan, NY 14527 Site address: 102 Delano Place, Penn Yan, NY. *Use Variance.* Applicant wants to use property for warehouse and for contractor's yard. WDC District is for waterfront-related uses such as recreational businesses, restaurants, B & Bs, Inns, SF res., transportation depot, art galleries, museums, beauty salons, etc.

It was the consensus of many members that the questions for the Use Variance were not properly answered. Strickland commented that there are multiple businesses surrounding the parcel.

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

2021-15 Town of Jerusalem. Applicant, Town of Jerusalem. 3816 Italy Hill Rd., Branchport, NY 14418. *Text Amendment.* Applicant proposes an amendment specifying Zoning Board of Appeals public hearing notice.

Granzin commented that the text as confusing. Sisson explained the changes were made to make the notices more regulated and transparent to the public. Section 3C is taken out of context, but is an instruction to the clerk regarding the same.

Strickland made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Sutterby seconded. 7 in favor & 1 abstained. Motion approved.

2021-16 Village of Dundee. Applicant, Stephen R. Washburn. 72 Main St., Dundee, NY 14837. *Use Variance & Special Use Permit.* Applicant proposes building a 60' x 128' storage shed for equipment.

This is for a basic barn to store equipment in that is usually kept outside. It will have no power or water. The business purchased the parcel behind theirs. The barn should also enhance the appearance of the village. The correct dimensions of the barn are 60' x 124' not 60' x 128'. A question was raised regarding the Use Variance-no documentation provided- and if it was needed if the use is allowable in the district.

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

2021-17 Town of Benton. Applicant, Shawn Hoose. 1650 Twin Oaks Dr., Penn Yan, NY 14527. Site address: Stape Rd. (Behind Hayes Auction Barn), Benton, NY. *Special Use Permit.* Applicant proposes an off road go-cart track, business placed on a 7 acre field on Stape Rd., starting with 6 carts and a spare. Will place 2 storage containers on lot, also a stone parking area.

Application was withdrawn.

COMMUNICATIONS: Terry Button commented regarding his appreciation for in person meetings and the Planning Board's willingness to do so.

Carlie Chilson also commented on the impending marijuana legalization and review of the kennel laws in Yates. She also thanked the Planning Board for the job they do.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: None

ADJOURNMENT: Carman made the motion to adjourn the meeting at 8:02 p.m. Sisson seconded. All in favor. Meeting was adjourned.