

Draft

YATES COUNTY PLANNING BOARD MEETING April 22, 2021

PRESENT: Danielson, Chandra, Strickland, Sutterby, Moberg, Degner, Granzin, Schiesser, Vestal, Sisson

EXCUSED: Carman & Hullings

ABSENT: Cook

Also Present: Mike Schnelle (Applicant), George Lawson (Town of Starkey), Curvin Zimmerman (Applicant), Jamie Landcastle (Village of Rushville), Dan Long (Yates County Planner), and Emilee Miller (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 March 25th meeting by Sutterby, seconded by Danielson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2021-18 Town of Torrey. Applicant, Curvin Zimmerman. 2347 State Rt. 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes to construct a 74' x 140' building for storage shed construction and sales by another party. On site storage for 30-40 completed sheds until removal.

Danielson, asked if there will be a large increase in traffic. Most of the traffic will be from the trucks and trailers delivering the sheds. Another party at a different location will conduct the shed sales. The building will be located east of the machine shed and completed sheds will be stored in the yard, but will not be right on the edge of State Route 14.

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

2021-19 Town of Torrey. Applicant, Michael Schnelle. 846 State Rt. 14, Penn Yan, NY 14527. *Special Use Permit & Site Plan.* Applicant proposes to relocate and expand existing parking lot for expansion of existing winery and new tasting. Phase #1 is to relocate parking lot and construct new pavilion for wine tasting. Phase #2 is the actual expansion of winery building for warehouse, tasting room, and offices.

There are actually 3 phases to the plan and the goal is to increase the outdoor use area for better social distancing, etc. The applicant plans to have the pavilion completed by the 3rd week in June, the warehouse completed sometime this year 2021, and the tasting room completed next year 2022.

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

2021-20 Town of Starkey. Applicant, Town of Starkey. 40 Seneca St., Dundee, NY 14837. *Other.* Applicant proposes to amend local subdivision regulation to more closely align with NYS definition of Major and Minor subdivisions.

Granzin, questioned how they measured 500 feet on Page 4, number 4 of 1.300 Application. Is it 500 feet from the middle of the parcel, or the edge of the parcel, or from the building? Danielson, questioned Page 5, numbers 14 & 15 of the 2.100 Definition of Terms. Plat is listed twice with two different definitions. It was discovered that the incorrect Subdivision Regulations draft was sent with the referral application. Page 6 of the correct draft has fixed the definitions. The town will be sending the updated draft.

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

COMMUNICATIONS: None

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: None

ADJOURNMENT: Schiesser made the motion to adjourn the meeting at 7:31 p.m. Vestal seconded. All in favor. Meeting was adjourned.