

Draft

YATES COUNTY PLANNING BOARD MEETING April 28, 2022

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

EXCUSED: Vestal, Strickland, Hullings and Ferry

ABSENT: Schiesser

Also Present: Meredyth McMichael (Applicant), Brian Gentry (Applicant), Teresa Ortiz-Gutierrez (Applicant), Sam Solomon (Applicant), Mike Schnelle (Applicant), David Kays (Applicant), Floyd Hoover (Applicant), 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 March 24th meeting by Carman, seconded by Gilman. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2022-11 Town of Torrey. Applicant, Sam Solomon, 990 State Route 54, Penn Yan, NY 14527. *Area Variance.* Applicant wishes to replace existing signage with a new 49 square foot. An area variance is necessary as a 2 sided 32sf sign is allowed per Torrey zoning law 98.128 section 1, sub section b. New sign will not be in the state Right of Way.

Spotted Duck Creamery is looking to add a larger sign for better visibility and to prevent accidents when customers see the sign at the last minute. Coming from the West you can't see the sign until you're right on top of it. Applicant has cut down brush to try to make the sign more visible. Sign would be a dark background with a light blue logo. Current zoning allowance is 32 square feet. Proposed sign would measure about 48.81 square feet. The location of the sign posts would not change. It's not possible to move the sign closer to the road. Possibly able to put a sign in the field to the West and additional signage to the East.

Moberg made a motion to the Board: That under GML 239 the application as presented be rejected due to the requested sign size being over the Town of Torrey code and not wanting to set a precedent in approving signage over code which might encourage another business to ask for a larger sign. Danielson seconded. 9 in favor, 1 not in favor. Motion approved.

2022-12 Town of Torrey. Applicant, Michael Schnelle, 846 State Route 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to construct a new tasting room facility off from the south side of existing winery building. Addition consists of new retail space, tasting area on main floor with a partial basement for wine storage. Second floor will consist of offices and additional tasting space.

The new addition will have a new tasting room and retail area on the main floor. The second floor will be used for office space and overflow. There will be a basement used for library wines and have tables for special events. Hoping to begin as soon as possible, looking like summer but not before early June.

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

2022-13 Town of Torrey. Applicant, Floyd N. Hoover/Hoover's Farm Shop, 1793 Ridge Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant wishes to construct a 44' x 48' addition off from the south side of structure for existing welding shop. Addition will give applicant the ability to work on more than one project at a time. Project also includes new office on west side of new addition.

Applicant has been welding for 42 years. The next generation is joining the business and they need more room. Property allows plenty of room for growth. This is amending an existing Special Use Permit.

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

2022-14 Village of Penn Yan. Applicant, Teresa Ortiz Gutierrez, 559 Liberty Street, Penn Yan, NY 14527. Site address: 368 Clinton Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a new business – Mexican grocery store.

With a growing Latino community the applicant is hoping to offer a place to find more Hispanic products, a place where visitors to the area can enjoy new products. It will be similar to a small grocery store. Not planning on removing the car wash right now but possibly in the future.

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

2022-15 Village of Penn Yan. Applicant, Kurt Schnarr, In. Site Architecture, 2 Borden Avenue, Perry, NY 14530. Site address: 101 Main Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes to rehabilitate building to include apartments (R-2) above first floor commercial space (M).

Applicant will be adding 3 residential units above the first floor commercial space. There is currently a tenant in the retail space. Apartments will be about 690 square feet in the front unit and 750 to 800 square feet in each of the back units, one on each floor. They will be adding windows on the Elm Street side. Hoping to start as soon as possible.

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

2022-16 Village of Penn Yan. Applicant, David Kays, 109 East Main Street, Penn Yan, NY 14527. Site address: 131 Main Street Rear, Penn Yan, NY 14527. *Site Plan.* Applicant proposes a new business – deli/sub shop.

Applicant is looking to add a quick and inexpensive food option to Penn Yan. They will have deli meats and cheeses and hot and cold subs. It will be dine in (4 tables, 12 chairs), carry out and delivery. Possibly have a few seats outside the back entrance. Entry access from the back door as well as above through the candy shop during their regular business hours.

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

2022-17 Town of Benton. Applicant, Meredyth McMichael, 2256 Old Pines Trail, Penn Yan, NY 14527. Site address: 1930 Pre Emption Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a Professional Office Building – “Health Wellness By Meredyth”.

Applicant is looking to open a Chiropractor and Wellness Center. Hoping to have Chiropractor, Massage Therapist and Acupuncture all in one location. The current building does not require any renovations. Replacing the current 4' x 8' sign on the corner with a 3' x 3' sign. Eventually will have a 4' x 8' sign by the entrance with practitioner's names.

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

COMMUNICATIONS: None
OLD BUSINESS: None
MEMBER REPORTS: None
NEW BUSINESS: None

ADJOURNMENT: Carman made the motion to adjourn the meeting at 7:52 p.m. Sisson seconded. All in favor. Meeting was adjourned.