

Draft

YATES COUNTY PLANNING BOARD MEETING May 26, 2022

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

EXCUSED: Hullings and Hall

ABSENT: Schiesser, Vestal and Ferry

Also Present: Jim Higgins (Applicant), Natalie Payne (Finger Lakes Museum), Gail Pollard (Finger Lakes Museum), Andrew Burns (Finger Lakes Museum), Kathy Gernold (Applicant), Jeffrey Ayers (Yates County Planner), and Brenda Lloyd (Recording Secretary)

CALL TO ORDER: Sutterby called the meeting at 6:59 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

A motion was made to approve the minutes from the April 28th meeting by Carman, seconded by Landcastle. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2022-18 Town of Potter. Applicant, John Grabski, 1910 Northrup Hill Road, Branchport, NY 14418. *Subdivision.* Applicant proposes to subdivide 3.111 acres in the Town of Potter and the 3.312 acres in the Town of Jerusalem from the parent parcel forming one new lot.

Applicant proposes merging a 3.111 acre parcel in the Town of Potter with 3.312 acres in the Town of Jerusalem. The acreage in the Town of Jerusalem would be subdivided from a larger parcel. The new parcel will be deeded over to a family member. After the deed transfer, they plan to build a house in the Town of Jerusalem. Property is in a relatively rural area. Could possibly be subdivided later.

Strickland made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Gilman seconded. 9 in favor, 1 abstained. Motion approved.

2022-19 Town of Potter. Applicant, Mark S. DeBrine, 990 Voak Road, Penn Yan, NY 14527. *Area Variance.* Applicant requests a variance from 50 feet to 26.5 feet on Voak Road.

Property is currently a 47 acre farm. House is over 100 years old and was built before zoning regulations in the Town of Potter. Previous decking and steps were removed due to deterioration. The proposed deck setback will be 59 feet to the center of the road, 16 feet closer than the regulated setback. Applicant was originally measuring incorrectly.

Sisson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact with the amended dimensions. Moberg seconded. 9 in favor, 1 not in favor. Motion approved.

2022-20 Town of Jerusalem. Applicant, Jim Higgins, Finger Lakes Museum, 3369 Guyanoga Road, Branchport, NY 14418. *Site Plan.* Applicant proposes the 17,000+/- square foot former school building will be demolished for the construction of the 15,000+/- square foot museum building which will be constructed to specifically meet the needs of the Finger Lakes Museum. The new main building will include a rear deck/patio area, landscaping and garden areas, interconnecting pedestrian paths throughout the site, and site lighting. As part of the museum redevelopment project, site improvements include several additional programmed spaces, including: an outdoor education area; a playground; bathroom facilities adjacent to the outdoor activity areas; and a pole barn which will be utilized as offices and a museum maintenance building. The existing 76+/- parking space on site will be improved and retained as part of this redevelopment project.

Old building will be completely demolished and removed. A ditch is going to be added to help with current flooding issues. The entrance on Guyanoga Road is going to be leveled out to provide a better line of sight.

There is still asbestos on site, plan to segregate out salvageable materials and have minimal landfill items. Hope to have more salvage than demolition and reuse as much as possible. 5 million dollars has currently been funded, the phase 1 goal is around 13 million dollars. Construction documents should be finished in August. Permits will be submitted in July/August. Building demolition should start in September and also the building of the barn. The restroom by the creek should be done in the fall. Programs start in May. The plan is for major construction to begin in 2023.

Moberg made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Landcastle seconded. 9 in favor, 1 abstained. Motion approved.

2022-21 Village of Penn Yan. Applicant, Kathy Gernold, 501 Clinton Street, Penn Yan, NY 14527. Site address: 301 Lake Street, Penn Yan, NY 14527. *Area Variance.* Applicant proposes to add two small signs to the main sign.

The top of the sign is already approved, applicant wants to add the 2 lower signs, each measuring 19" x 96". The original sign is 26 square feet, the 2 new signs would be an additional 25 square feet making the total square footage of the sign 51 square feet. There was a discussion about whether the property owner should have to submit the application or at least submit a signed letter of authorization.

Sisson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Degner seconded. 6 in favor, 4 not in favor. Motion approved.

COMMUNICATIONS: Edward Carman submitted his resignation from the Planning Board effective in June.

OLD BUSINESS: None

MEMBER REPORTS: The Town of Potter has eliminated their Planning Board and Zoning Board of Appeals and instead created a Zoning Board.

NEW BUSINESS: Ron Miller is going to be asked to join as an At Large board member.

ADJOURNMENT: Moberg made the motion to adjourn the meeting at 7:46 p.m. Gilman seconded. All in favor. Meeting was adjourned.