

Draft

YATES COUNTY PLANNING BOARD MEETING May 27, 2021

PRESENT: Sisson, Moberg, Carman, Sutterby, Gilman, Danielson, Schiesser, Strickland

EXCUSED: Granzin, Ferry, Degner

ABSENT: Vestal, Hullings

Also Present: Ashley Champion (Representing Norbut Solar Farm), Jamie Landcastle, Peter Gorman (Representing Brian Giordano), Jeff Ashline (Applicant), Andrew Buchanan (Applicant), Logan Rockcastle, Ezekiel Smoker, Gerald Martin (Applicant), Paula Edelmann (Norbut Solar Farm), Lois Hall, Alvin Zimmerman (Applicant) Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER: Schiesser called the meeting at 7:12 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

A motion was made to approve the minutes, after correcting a typo on 2021-18, from the April 22nd meeting by Sutterby, seconded by Sisson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2021-21 Village of Penn Yan. Applicant, Angelo Licciardello. 8242 E. Bluff Dr., Penn Yan, NY 14527. Site address: Corner Hillcrest & Old Bath Rd., Penn Yan, NY 14527. *Area Variance.* Applicant proposes a variance for Density relief. R-1 requires minimum of 10,500sf of lot space per dwelling unit. Applicant proposes duplex so there will be 7,187.50sf of lot space per dwelling unit.

Parcel involved in the Town House Development.

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

2021-22 Village of Penn Yan. Applicant, Angelo Licciardello for Keuka Shores LLC. 8242 E. Bluff Dr., Penn Yan, NY 14527. Site address: Hillcrest & Old Bath Rd., Penn Yan, NY 14527. *Site Plan.* Applicant proposes construction of a duplex with associated site changes on empty lot currently with no street address.

Parcel involved in the Town House Development.

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

2021-23 Town of Milo. Applicant, Jeffrey Ashline (Mossien Associates). 70 Linden Oaks, Suite 110, Rochester, NY 14625. Site address: 252 Route 54-East Lake Rd, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes to allow the operation/use of an Accessory Living Quarters that is accessory to an existing single unit dwelling.

Expanding combination garage/living quarters. Under the allowed square footage. Schiesser questioned the plan for septic. The applicant plans to maintain existing septic.

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

2021-24 Town of Potter. Applicant, Alvin & Kathryn Zimmerman. 1238 Voak Rd, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a small dog housing kennel facility.

This is actually for a dog breeding facility. The applicant plans to apply for up to 15 breeding females, this is under the max allowed for the town of Potter. Sutterby asked why they only have 10 pens and if they have a vet involved. The applicant plans to house more than one dog per kennel and they have a vet that visits the farm. They have not yet spoken to the vet about this. Danielson questioned how they plan to sell

the puppies and the applicant's response was private sale.

Moberg made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Sisson seconded. 5 in favor, 3 not in favor. Motion approved.

2021-25 Town of Benton. Applicant, Williamson Building Remodeling. 1869 Route 54, Penn Yan, NY 14527. *Area Variance & Site Plan.* Applicant proposes a 30'x50' addition to current building. Reason for the Area Variance: the building will be 4 feet off the property line.

The property behind this is an antique shop. Sutterby questioned the purpose of this addition and why they chose the building area they chose. The purpose for this expansion is for tool and vehicle storage. They are trying to use as much space as they can. The applicant did not build east because of the grade. They want the floor levels to line up and it would not be good for drainage without regrading.

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

2021-26 Town of Middlesex. Applicant, Andrew Buchanan. 5311 Nolt Rd., Canandaigua. NY 14424. Site address: 5657 S. Vine Valley Rd., Middlesex, NY 14507. *Special Use Permit.* Applicant proposes the change of use from boat storage to storage of docking products.

This is a standalone structure. It was an Ag. building and they are changing it into dock storage. There will be exterior employee parking and occasion deliveries, but not much increased traffic.

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

2021-27 Town of Middlesex. Applicant, Andrew Buchanan. 5311 Nolt Rd., Canandaigua. NY 14424. Site address: 5657 S. Vine Valley Rd., Middlesex, NY 14507. *Site Plan.* Applicant proposes the construction of a new 9,600sf pole barn-commercial business & use of existing structure on property for storage of docking equipment.

The new construction will match the original. Carman expressed his opinion that it will improve the appearance of the area.

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

2021-28 Town of Middlesex. Applicant, Brian Giordano. 5 Aden Hill, Pittsford, NY 14534. Site address: 1147 S. Lake Rd., Middlesex, NY 14507. *Site Plan & SSPA.* Applicant proposes a 5,200sf two-story single-family residence on vacant land. Detached two-story garage, driveway, parking area, retaining walls, new driveway.

The majority of the disturbance for this project is for the septic system. Sisson commented that this house would almost have its own water treatment plant. The town will monitor construction and there is erosion control in place. The majority of the board commented on how attractive the house will be.

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

2021-29 Town of Benton. Applicant, Gerald Martin. 1019 E. Swamp Rd., Penn Yan, NY 14527. Site address: Havens Corners Rd., Benton, NY. *Special Use Permit.* Applicant proposes Martin "Sand & Gravel" Excavation of sand and gravel out of land on Havens Corners Rd, directly west of the Town of Benton's Pit.

They are going through the DEC process now. This area was previously used as a gravel pit and it is located close to the town's gravel pit. The applicant would like to turn it from brown to green. Once the gravel is removed, he would like to plant food plots. Sisson clarified that food plots are for hunting. No hole will be formed and the applicant plans to put top soil back into the land; recycling the land.

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

2021-30 Town of Torrey. Applicant, Norbut Solar Farms, LLC. 1241 University Ave., Rochester, NY 14607. Site address: Hansen Point Rd., Penn Yan, NY 14527. *Area Variance, Special Use Permit, & Site Plan.* Applicant proposes to construct 3-5 megawatt ground mounted solar arrays on 102.60-acre parcel.

The town did not think the county needed to see this project because of the location, but it is in an Ag. District. It will be tucked behind an existing tree line with no adverse impacts. The life span of the solar farm is 20-40 years and there will be a decommissioning plan made with the town in place when it has run its course. There is no intention or authority to interconnect. There are no issues with crossing the railroad.

Schiesser 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.

COMMUNICATIONS: Direct links to prerecorded trainings will become available.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: David Ferry is again a member.

ADJOURNMENT: Schiesser made the motion to adjourn the meeting at 8:17 p.m. Danielson seconded. All in favor. Meeting was adjourned.