

**Draft**

YATES COUNTY PLANNING BOARD MEETING June 23, 2022

**PRESENT:** Danielson, Moberg, Sutterby, Strickland, Hullings, Degner, Gilman, Landcastle, Hall, Dowse and Miller

**EXCUSED:** Schiesser

**ABSENT:** Sisson, Vestal and Ferry

**Also Present:** Thomas Fulkrod (Benton Building/Zoning Officer), Roy Sensenig (Applicant), Don Schneider (Applicant), Rufus Burkholder (Country View Church), Heather DeMoras (301 Lake St.), Mathieu DeMoras (301 Lake St.), Kathy Gernold (Applicant), Jeffrey Ayers (Yates County Planner), and Brenda Lloyd (Recording Secretary)

**CALL TO ORDER:** Sutterby called the meeting at 7:05 p.m. with the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

A motion was made to approve the minutes from the May 26<sup>th</sup> meeting by Danielson, seconded by Gilman. All in favor. Motion approved.

**CONSIDERATION OF GML 239 REFERRALS**

**2022-23 Town of Milo.** Applicant, Donald Schneider Esq., 307 Liberty Street, Penn Yan, NY 14527. Site Address: 1301 City Hill Road, Penn Yan, NY 14527. *Special Use Permit.* Applicant requests a Special Use Permit to amend a previously issued Special Use Permit to allow a cemetery as part of a Place of Worship.

*Country View Church is on the South side of City Hill Road. The proposed cemetery would be behind the church about 295' from the edge of the road, about 100' behind the church. Land is currently open farmland. There will be approximately 112 burial plots. The church members will be responsible for maintaining the cemetery. No state cemetery board compliance is needed.*

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

**2022-24 Village of Penn Yan.** Applicant, Stephanie Rumer/Pro Signs, 116 Ellis Road, Havertown, PA 19083. Site Address: 139 Elm Street, Penn Yan, NY 14527. *Area Variance.* Applicant proposes updating the existing signs with new store brand, with no change to structure or number of signs.

*Applicant is proposing only changing the branding, there will be no changes in the size. There was no representative at the meeting to discuss.*

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

**2022-25 Town of Potter.** Applicant, Jonathan R. Horst, 3120 County Road 18, Stanley, NY 14561. Site address: 149 Fitch Road, Rushville, NY 14544. *Subdivision.* Applicant proposes to divide parent lot into 3 lots total. Parent lot is on the corner of Ferguson Corners Road and Fitch Road – Southwest.

*Property is currently a 4 acre parcel with 1 residence that is currently rented out. Applicant would like to separate the 4 acres into 3 parcels and build 2 additional houses that they would then rent out. Each house would have a separate well and septic, which would fit according to code requirements. Each of the parcels would be over 1 acre with the lot to the South being the largest. No need to register as a developer if under 5 lots.*

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

**2022-26 Town of Benton.** Applicant, Roy Sensenig, Finger Lakes Clothing Center Inc., 2801 Ferguson Corners Road, Geneva, NY 14456. *Special Use Permit.* Applicant proposes a 12,453 square foot building to collect, sort, bag and ship good used and new clothing, and stock supplies for relief kits. Clothing will be donated to the Center, where 10-20 volunteers will sort and repair clothing (when needed) and put in 25 pound bags before shipping to Cumberland Clothing Center. Cumberland Clothing Center ships clothing to countries in need. Finger Lakes Clothing Center also wants to sew new clothes, make comforters and assemble relief kits and clothing bundles.

*The proposed building is to provide a place to come together to sort clothing and distribute to people who can use it. Will have the ability to clean the clothes if necessary but hoping to get clean clothes. There will be no sales on premises. Work will be done by volunteers from 8 am to 5 pm with an occasional evening, mostly in the winter. There will be no signage except the name on the mailbox. Individual donations will be accepted in a drop box on the property as well as at drop boxes at other locations across New York State. There is concern about if a traffic study has been done due to it being near a dangerous curve with a lot of traffic and more accidents in the area recently. There will be no impact in visibility due to the building being set back from the road. There will be enough room in the large parking lot for tractor trailers to be able to do all their maneuvering off the road. Mr. Horning donated the property and gave a large lot. Property is currently farmland. There has been discussions regarding reducing the speed limit on the road. Driveway is on a straight stretch of the road. The plans meet all the zoning criteria for the Town of Benton. There was a motion made to the Board that the application be rejected due to it having negative countywide impact. That motion did not carry.*

Moberg made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Danielson seconded. 9 in favor, 2 not in favor. Motion approved.

**2022-22 Village of Penn Yan.** Applicant, Kathy Gernold/KG Graphics, 501 Clinton Street, Penn Yan, NY 14527. Site Address: 301 Lake Street, Penn Yan, NY 14527. *Area Variance.* Applicant proposes to install 5' high letters on the façade of the building – MAIN DECK.

*Applicant plans to place 5' high letters on the façade of the building. There will be lights on the top edge of the building but the letters themselves will not be lit. Penn Yan code is 10' maximum length, 10' maximum height and 36 square feet maximum size. The proposed sign measures 120 square feet. The rest of the street currently has multiple signs that are over code regulations.*

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

COMMUNICATIONS: This month's training "How It All Fits Together" was held June 23, 2002 at 6:00 p.m. in the Legislative Chambers.

Jeff spoke about making sure local applicant municipalities had the proper signatures to make their applications complete and that they were sure an Authorized Representative or owner had submitted the application to them.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: Resolution 254-22 passed appointing Ronald Miller as an At-Large member of the board.

**ADJOURNMENT:** Hullings made the motion to adjourn the meeting at 7:57 p.m. Hall seconded. All in favor. Meeting was adjourned.