

# Draft

YATES COUNTY PLANNING BOARD MEETING June 25, 2020

**PRESENT:** Danielson, Schiesser, Yonts, Strickland, Worden, Vestal, Sisson, Sutterby, Granzin, Sawers, Moberg, Hullings.

**EXCUSED:**

**ABSENT:** Ferry, Sheive.

**Also Present:** Tom Fulkrod (Benton CEO), Dwight James (Torrey CEO), Donna and Jose Medeiros, Kathryn Chesebrough (Whitman Design), and Dan Long (Yates County Planner)

**CALL TO ORDER** 7:07 p.m. with the Pledge of Allegiance via Zoom meeting

**APPROVAL OF MINUTES:**

Motion was made to approve the minutes from the May 28, meeting by Moberg, seconded by Danielson. All in favor. Motion approved.

## **CONSIDERATION OF GML 239 REFERRALS**

**2020-19/2020-19A Town of Benton.** Applicant, Warren & Elaine Bruocher. 756 Route 14A, Penn Yan, NY 14527. *Special Use Permit.* Applicant request a Special Use Permit for a Commercial Dog Kennel that would house (5) adult dogs and include an outside run.

*Danielson requests that this be split between the Special Use Permit and area variance. Planner splits 2020-19 (Special Use Permit) and 2020-19A (Area Variance). Strickland mentioned that the way the applicant went about doing the project, then getting approvals is not what we want to see in the County.*

Moberg made a motion to the Board: deny Special Use Permit and Area Variance to make the Town approve it using a super-majority. Strickland seconded. All in favor. Motion approved.

**2020-21 Town of Starkey.** Applicant, Kate Chesebrough, Whitham Planning & Design. 142 East State St. Suite B. Ithaca, NY 14850. Site address: 4793 Red Cedar Lane, Dundee, NY 14837. *Site Plan.* Red Cedar Falls project proposes the development of an approx. 14-acre site on Red Cedar Lane on the west side of Seneca Lake, as an as-of-right residential resort. Including one commercial building, 11 resort buildings, and one private residence for the project site owners, as well as associated site circulation via roads, parking areas, outdoor gathering spaces, and walking trails.

*Worden asked about how many docks and slips would be provided, applicant (Kathryn) replied only enough for the guests and owner. Danielson asked about neighbor feedback, Owner (Medeiros) replied that most have come back with positive feedback or concern about noise from one neighbor. Worden asked if the cabins would be short term rentals, owner replies that they would be with Owner living on-site in the existing house*

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

**2020-22 Town of Starkey.** Applicant, Mervin Hoover. 5522 Rt 14A, Dundee, NY 14837. Site address: 6055 Rt 14 Rockstream, NY. *Special Use Permit.* Applicant proposes manufacturing sheds, garages, and cabins.

*No substantive discussion or comment.*

Vestal 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.

**2020-23 Town of Torrey.** Applicant, Lake View Holsteins. 2456 State Rt 14, Penn Yan, NY 14527. *Special Use Permit.* Applicant requests special use modification to construct a 72' x 120' building for cattle auction, for boarding livestock for auction, and viewing for auction attendees.

*Worden comments that it wasn't easy to figure the location of the new building vs. the existing. Danielson asks if this is a modification of the existing Special Use Permit, Dwight James replies that is correct.*

Moberg 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.

COMMUNICATIONS: Planner announces that Comprehensive Plan draft will be available in the next few days, barring any other distractions.

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: None

**ADJOURNMENT:** Schiesser made the motion to adjourn the meeting at 8:04 p.m. Vestal seconded. All in favor. Meeting was adjourned.