

Draft

YATES COUNTY PLANNING BOARD MEETING June 27, 2019

PRESENT: Sutterby, Sisson, Strickland, Hall, Yonts, Ferry, Moberg, Hullings, Sawers, Schiesser

EXCUSED: Worden, Wiltberger, Sheive, Granzin, Danielson

ABSENT:

Also Present: Rick Wilson (Legislature), Ed Brockman (Attorney), Jon Tantillo (Penn Yan), Carol Genecco (Keuka Shores), Angelo Licciaedello (Keuka Shores), Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

CALL TO ORDER Schiesser called the meeting together at 7:03 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the April 25th meeting by Ferry, seconded by Sisson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2019-19 Village of Penn Yan. Applicant, Village of Penn Yan. 111 Elm St., Penn Yan, NY 14527. *Other (Moratorium).* Applicant requests a six (6) month moratorium on senior citizen housing due to the Supreme Court decision finding that all formats of housing are permitted for senior citizen housing in the village.

According to the court ruling, anything can be used as senior citizen housing. The Village of Penn Yan needs to clarify their rules/regulations. The Village already took action at least 35 days after the referral was received. As a result, the Planning Board decision may not stand. Nothing is definitive at this time.

Schiesser made a motion to the Board: That under GML 239 the application does not have county wide impact. Sawers seconded. 7 in favor 3 not in favor. Motion approved.

2019-20 Village of Penn Yan. Applicant, Keuka Lake Hotel, LLC. Box 214, Gorham, NY 14461. Site address: 301 Lake St., Penn Yan, NY 14527. *Area Variance.* Applicant requests a new Hampton Inn sign to be 19'6" high. Code allows for 6' high max.

The difference in what code allows, 6 feet, and requested, 19 feet, is quite a large difference. The Village of Penn Yan, needs to look into its sign zoning. Most people today looking for a hotel look on their phones, computer, GPS, etc. They don't typically drive by looking for signs and it is obvious that a hotel in there. It was suggested the hotel put a sign on their new conference center building.

Hall made a motion to the Board: That under GML 239 the application does not have county wide impact. It is recommended by the Board, that the village redo sign zoning and minimize the requested sign size as much as possible. Sawers seconded. All in favor. Motion approved.

2019-21 Town of Benton. Applicant, Reba Martin. 2202 Austin Rd., Geneva, NY 14456. Site address: Rt. 14A/Bellona St. /Ferguson Corners, Benton, NY 14527. *Special Use Permit.* Applicant requests to locate one single sided 4' x 8' sign on the corner of Bellona Station Rd. and Rt. 14A and a portable 24" x 18" sign on the corner of Ferguson Corners Rd.

To clarify this referral was for a special use permit, not for a variance. The signs would be in accordance

with Benton's regulations. The signs would be posted only when they are open (the season) and then be taken down. The 4' x 8' sign location may cause visibility issues. The proposed location is right in the line of sight at the stop sign on Bellona Station Rd. if you are looking north. Schiesser made a motion, but it was not seconded and withdrawn.

Strickland made a motion to the Board: That under GML 239 the application as presented has a negative county-wide impact because it will block the sightline. Schiesser seconded. All in favor with 1 abstention. Motion approved.

2019-22 Village of Penn Yan. Applicant, David Genecco. 3824 E. Lake Rd., Canandaigua, NY 14424. Site address: 200 South Avenue, Penn Yan, NY 14527 *Site Plan*. Applicant requests 9,808 sq. ft. 8-unit townhouse building for senior citizens.

There was not much discussion.

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

COMMUNICATIONS: Comprehensive Plan meeting will be held July 10th at 4 p.m. in the Clerk's Closing Room (County Building).

OLD BUSINESS: None.

MEMBER REPORTS: None

NEW BUSINESS: None

ADJOURNMENT: Schiesser made the motion to adjourn the meeting at 7:50 p.m. Moberg seconded. All in favor. Meeting was adjourned.