Present: Sutterby, Strickland, Ferry, Gilman, Danielson, Carman, Sisson, Moberg, Granzin
Excused: Vestal, Schiesser, Degner
Absent: Hullings
Also Present: Terry Button (Legislature), Andy Ribble (Ribble Septic), Brian Ribble (Ribble Septic), Heidi West (Bank of the Finger Lakes), Pam Donnells (Bank of the Finger Lakes), Ryan Destro (Bank of the Finger Lakes), Jamie Landcastle (Village of Rushville), Tom Fulkrod (Town of Benton), unnamed Representative for 2021-38, Dan Long (Yates County Planner), and Emilee Miller (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 June 24th meeting by Moberg, seconded by Danielson. All in favor. Motion approved.

Consideration of GML 239 Referrals

2021-35 Village of Penn Yan. Applicant, Village of Penn Yan. 111 Elm St., Penn Yan, NY 14527. Site address: Penn Yan, NY 14527. Text Amendment & Map Amendment. Applicant proposes amending the Zoning Chapter of the Code by reclassifying as Industrial (I) for zoning district purposes, the 76.489 acres of the territory on the easterly side of NYS Rte. 14A (south) known as Horizon Business Park and which has been previously classified as “Planned Business” (PB). Also, see Legislative Findings in Local Law.

Kanpak took up a large portion of this area and most tenants fit more closely to the light industrial use.

Sisson 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.

2021-36 Town of Milo. Applicant, Roger A. Ribble II (Ribble Lumber Inc.). 249 ½ Lake St., Penn Yan, NY 14527. Site address: Sherman St., Penn Yan, NY 14527. Special Use Permit. Applicant proposes allowing light commercial use that will be an office building with interior storage and parking for Ribbles Lumber Inc. (a.k.a. Ribbles Septic). The total building area is 9,920 sq. ft.

The business is currently located on Lake Street. The current building is at least 50 years old. The applicants are planning to build at their new location so they can get their trucks out of the cold weather because they may freeze. This will be located next to the sewer treatment plant. They will not be driving the trucks though residential neighborhoods.

Sisson 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.


This is a preexisting business. The applicant rents this location and may eventually try buying their own location. Roofing materials are stored on the property. There was a compliance issue with the trash, but the Town of Benton and the DEC have stepped in to resolve the issue. The business is now in compliance.

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

This is a preexisting business. The dock materials are stored at this location and then the docks are assembled at the customer’s site. There is occasionally a barge stored in the yard when it is not in use. Customers are not coming to this location.

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


This is a new business. The applicant plans to convert the current buildings into storage and will not be adding any new buildings. All of the required set backs will be met. The property has been completely cleared of trees and old building foundations. There is a pending purchase offer.

Moberg 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.

2021-40 Village of Penn Yan. Applicant, Wayne Bank/Bank of the Finger Lakes. 100 Main St., Penn Yan, NY 14527. Site address: 223 & 225 Main St., Penn Yan, NY 14527. Site Plan. Applicant proposes construction of a bank building with parking, drive through, signage, lighting, landscaping and other site changes. Demolition of the current structure approved by Historic Commission.

This is currently the Flour Shop. The two parcels will be combined. The applicant is proposing 16 parking spaces. The building will be brick as many of the buildings around it. The Historic Commission did not approve the roof and the applicant is trying to appeal the Commission’s decision. The drive through would be beneficial to the bank customers with the pandemic going on. The banks current location has limited parking and no drive through. No additional variances will be required.

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

2021-41 Village of Rushville. Applicant, Village of Rushville. 1 South Main St., Rushville, NY 14544. Site address: Rushville, NY 14544. Text Amendment. Applicant proposes removing chickens from Zoning Law 2 of 2011 from Article 5 Section C (1).

The Village of Rushville is considering allowing chickens in the Village. Some residents already have chickens in the Village. Ducks and geese will not be permitted. Only hens will be allowed, no roosters. There will be stipulations such as quantity, amount of space needed, etc. This is also being referred to Ontario County.

Carman made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Sisson seconded. 8 in favor, 1 abstained. Motion approved.

COMMUNICATIONS: Webinars will be forwarded to members via email.
OLD BUSINESS: None
MEMBER REPORTS: None
NEW BUSINESS: None.

ADJOURNMENT: Ferry made the motion to adjourn the meeting at 7:40 p.m. Gilman seconded. All in favor.
Meeting was adjourned.