

Draft

YATES COUNTY PLANNING BOARD MEETING September 26, 2019

PRESENT: Danielson, Ferry, Moberg, Sawers, Schiesser, Vestal, Wiltberger, Sisson, Worden, Yonts, Strickland, Hullings

EXCUSED: Hall, Sutterby, Granzin, Sheive

ABSENT:

Also Present: Mary Ruth Sweet—Rood (Applicant), Marvin A. Rood (Applicant), and Dan Long (Yates County Planner)

CALL TO ORDER Schiesser called the meeting together at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion was made to approve the minutes from the June 27th meeting by Ferry, seconded by Sisson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2019-26 Town of Starkey. Applicant, Mark Karasz. 378 Allen Rd., Rock Stream, NY 14878. Site address: 5902 Old Lake Rd., Rock Stream, NY 14878. *Special Use Permit.* Applicant requests to construct a third residence on a 150-acre farm on the site of a recently demolished house. Third residence will be used as a rental property.

The Board commented that the site in question is “pretty remote” and this is replacing an existing structure.

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

2019-27 Town of Starkey. Applicants, Marvin A. Rood & Mary Ruth Sweet-Rood. 5664 RT 14, Dundee, NY 14837. *Subdivision.* Applicant requests a minor subdivision of 2 acres in SE Cor existing lot. Includes existing building that was formerly used as a store.

The existing owner, Mary Ruth Sweet-Rood, provided some background information regarding use and a 2-year timeline regarding the pre-existing, non-conforming use. The subdivision would split the commercial vs residential uses.

Wiltberger made a motion to the Board: That under GML 239 the application does not have county wide impact. Sisson seconded. All in favor. Motion approved.

2019-28 Town of Starkey. Applicant, O’Begley LLC (Adam Begley). A1 Country Club Rd., East Rochester, NY 14445. Site address: 5664 NYS Rte 14, Starkey, NY 14837. *Special Use Permit.* Applicant requests use of existing structure as a retail sales location for the NYS farm distillery “O’Begley”.

Branch location is as allowed by AG law and it is in compliance with zoning. Wiltberger mentioned that the limo/ bus traffic to and from the site may be of concern.

Yonts made a motion to the Board: That under GML 239 the application does not have county wide impact, but the applicant needs to have the town review potential limo/bus traffic issues. Schiesser seconded. All in favor. Motion approved.

2019-29 Town of Starkey. Applicant, Christian Zimmerman. 5009 Bigelow Hill Rd., Dundee, NY 14837. Site address: 4250 RT 14, Dundee, NY 14837. *Special Use Permit.* Applicant requests to replace a 3,000 gal fuel tank at their propane bulk plant to fuel the Bob Tail Trucks.

It was assumed that the tank has safety features and it was asked if this would be a second tank. All safety features need to be met. The new tank would be in compliance with zoning.

Sisson made a motion to the Board: That under GML 239 that the application has no countywide impact, so long as it meets all safety features. Hullings seconded. All in favor. Motion approved.

2019-30 Town of Starkey. Applicant, David B. Burkholder. 5954 Ste Rte 14A, Dundee, NY 14837. *Special Use Permit.* Applicant requests 33' x 65', will use 33' x 40' for AG. Equipment repair and the rest for horse box stalls.

This will be for Ag use only and is an existing structure.

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

COMMUNICATIONS: None

OLD BUSINESS: None

MEMBER REPORTS: None

NEW BUSINESS: Long Form EAF Review

ADJOURNMENT: Schiesser made the motion to adjourn the meeting at 7:47 p.m. Vestal seconded. All in favor. Meeting was adjourned.