

Draft

YATES COUNTY PLANNING BOARD MEETING September 27, 2018

PRESENT: Sutterby, Schiesser, Granzin, Ferry, Wiltberger, Moberg, Sawers, and Vestal

EXCUSED: Carroll, Danielson, Hall, Snyder, and Sheive

ABSENT: None

Also Present: John Christensen (Chronicle-Express), Steve Gleason (Aldi), Larry Wilkins, Melody and Kenneth Delfs, Rick Wilson, Carlie Chilson, Dan Long (Yates County Planner), and Emilee Miller (Recording Secretary)

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 August 23rd by Ferry, seconded by Wiltberger. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2018-28 Village of Penn Yan. Applicant, Village Board of Trustees. GML 239m referral for adoption of the Village Parks and Recreation Master Plan. Due to the file size a copy is in the Planning Offices for review. Planning has requested an electronic copy for the record.

Discussion regarding some pieces of this Master Plan. Access accessibility issues, adding additional access points, adding more boat access to restaurants, etc. It was asked by Schiesser if the facilities will be able to be used by the public. It was determined that they will, although, some may have a fee associated with their use.

Ferry made a motion to the Board: That under GML 239 this project would not have a County-wide and/or inter-municipal impact. Motion seconded by Moberg. All in favor. Motion approved.

2018-29 Village of Penn Yan. Applicant, APD Engineering and Architecture for ALDI, Inc. Site Address: 204 Liberty Street. *Area Variance.* Owner is seeking relief from the parking requirement and for allowable signage size. Proposed expansion of the store will reduce parking to below that required by Village zoning regulations. Proposed building signage exceeds the maximum area allowed.

It was first made known by the Aldi representative that they wish to drop the proposed building signage expansion. Aldi stores evaluated the parking in 2016 of 10 stores. 9 out of the 10 stores required 66 spaces or less at peak times (Fridays and Saturdays). The representative brought up that no one has seen the current parking lot completely full. He made it known that there would be no impact to the green space already present, as that seems to be important to Penn Yan. Dan Long was contacted by a property owner behind Aldi that was concerned about the coolers and condensers pointed directly into their yard. The property owners requested that if renovation is done that Aldi change the direction of the blowers to face Liberty St. The representative did not think they were considering renovating them at this point in time.

(2018-29 cont'd):Schiesser made a motion to the Board: That under GML 239 this project would not have a County-wide and/or inter-municipal impact and that dropping the sign expansion was much appreciated. The motion was seconded by Vestal. All in favor. Motion carries.

2018-30 Town of Jerusalem. Applicant, Marie Bercume (Agent of Owner, Larry Wilkins). Site Address: 460 West Lake Road, Branchport. *Area Variance.* Owner seeks to construct a storage barn and requests relief from the roadside (Route 54A) setback of 30' to 15'. The proposed building is 36'x 64'.

The survey provided made the true size of the lot unclear. Dan Long clarified this by drawing a scale footprint on the survey and providing explanation. It was asked if the road was a town road and what it was generally used for. The agent of the owner clarified that it is a town road and used for people coming in and out of the marina. It was made known that the building is for commercial use when asked.

Schiesser made a motion to the Board: That under GML 239, stating that the applicant's referral, as presented to the Board, has no significant county-wide and/or inter-municipal impact. Granzin seconded the motion. All in favor. Motion approved.

2018-31 Town of Middlesex. Applicant, Melody and Kenneth Delfs. Site Address: 556 East Lake Road, Lot #1. *Site Plan Review.* Applicant proposes a new, single-story single family residence of 1,400 s.f. on an existing lot. Septic system has been reviewed and approved.

A letter from Soil and Water was added to this referral at the time of the meeting. It listed the comments from the Soil and Water Conservation District. It was asked if a response from the applicant was needed before a decision was made.

Wiltberger made a motion to the Board, under the requirements of GML 239, stating that the applicant's referral, as presented to the Board, would have no county-wide and/or inter-municipal impact and would be contingent on satisfying the Soil and Water technical comments. Schiesser seconded the motion. All in favor. Motion approved

COMMUNICATIONS: None.

OLD BUSINESS: None.

MEMBER REPORTS: None.

NEW BUSINESS: None.

ADJOURNMENT: Scheisser made the motion to adjourn the meeting at 7:44 p.m. Wiltberger seconded. All in favor. Meeting was adjourned.