

# Draft

YATES COUNTY PLANNING BOARD MEETING October 25, 2018

**PRESENT:** Schiesser, Snyder, Sutterby, Grazin, Ferry, Wiltberger, Moberg, Vestal, Hall, and Sawers.

**EXCUSED:** Danielson

**ABSENT:** Sheive and Carroll

**Also Present:** John Christensen (Chronicle-Express), Rick Wilson, Carlie Chilson, Russel S. Hoover & friend (Applicant 34 A, B, C), Angelo Licciardello & friend (ATL Construction), 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 September 27th by Sawers, seconded by Sutterby. All in favor. Motion approved.

## **CONSIDERATION OF GML 239 REFERRALS**

### **\*SPECIAL REQUEST**

A request was made by a few members to review the 2018-32 referral last due to its complexity of the referral contents. The motion was made by Ferry and seconded by Sutterby. All in favor. Motion approved.

**2018-33 Village of Penn Yan.** Applicant, APD Engineering and Architecture for ALDI, Inc. Site Address: 204 Liberty Street. Site Plan Review. Continuation of review process between County and Village. This stage involves review of the site plans as submitted for consideration. No substantive changes were noted from the previous Area Variance to allow expansion of the store towards Liberty. Street. The signage variance was withdrawn and signage shall remain as existing.

*It was noted that this referral was virtually the same as the previous 2018-29. The site plan review was just the next step in the process. There were no changes, but it was reiterated that the signage variance was withdrawn.*

Moberg made a motion to the Board: That under GML 239 this project would not have a County-wide and/or inter-municipal impact as was already decided for 2018-29. Motion seconded by Ferry. All in favor. Motion approved.

**2018-34 A, B, C Town of Jerusalem.** Applicant, Russell S. Hoover, Owner. 3658 Willett Road, Penn Yan, NY 14527. Site Address: 4539 Italy Hill Road, Branchport, NY 144.18. Site Plan Review. Area Variance and Special Use Permit. Owner seeks to construct a pole bam and shop area of approximately 80'x 160' for his laminated post manufacturing operation. Business will be wholesale only. The existing stone residence will be removed and a new house constructed further back from the toad. An Area Variance is needed to allow a pole bam shop that exceeds 3,000 s.f. (proposed is 12,800 s.f.) and the Special Use Permit is required for any Low-Impact Wholesale Business application within the zoning district (Ag-Residential).

*It was determined that the land in question is 29 acres. Ferry asked if the land is currently vacant and what it's being used for. The applicant responded that it is "filled with goldenrod" or weeds. It was also made known that the land is considered tillable. Grazin questioned whether the business would be Low-*

*Impact and it was confirmed that there wouldn't be a lot of traffic in and out as it would be a Wholesale Business and not retail.*

Moberg 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 Sawers. All in favor. Motion approved.

**2018-32 Village of Penn Yan.** Applicant, David and Carol Genecco, 3824 East Lake Road, Canandaigua, NY 14424. Site Address: 200 South Avenue; Penn Yan, NY 14527. Use Variance. Project Description: referral involves interpretation of the zoning code and /or change of use variance regarding construction of senior housing town homes on two parcels -one that is vacant land and the other with a residential structure (unoccupied). Applicant seeks an interpretation for a Use Variance for 8 townhouse-style units within the R-1 Residential zone, stating that "senior citizen housing" is an allowed use in the zone. If the resulting appeal regarding the interpretation requires a use variance, applicant will pursue said variance as presented.

*The major topic of discussion was the fact that the applicants want to build an 8 unit structure within an area that has 1-2 family units. It was stated that the code enforcer cited 202-12A & B because it is in the R-1 zone. Based on the chart provided the area is permitted for senior citizen housing. Sciesser asked if senior living is usually a complex to which he received mixed responses. If they were to build the structures then they would have to be made to accommodate senior living. Grazin questioned the size of the lot. There are actually two lots. The one that the 8 unit structure would go on is 2.3 acres. Sawers asked if these units would be for rent or sale. For now the units would be for rent, but possibly for sale in the future. Members asked if the lots were surrounded by residential homes. It was determined that the area does have residential homes, but it also has many commercial buildings. It was also determined that the house behind the lot is a residential home. The discussion came back to the main point, whether or not this fits under the Senior Citizen Housing use for area R-1.*

Grazin made the motion to the board the County interprets this as senior living and based on the site plan it conforms to the current variance, no use variance is required. Vestal seconded this motion. All in favor. Motion carries.

COMMUNICATIONS: There is a Planning Workshop in Batavia. Details were given in the handouts provided. It is in the works to get a training in house next year. A Comprehensive Plan Committee is also being established in the near future. This will consist of both Legislature and Planning Board Members. Additionally, a 9 Element plan will also be in the near future.

OLD BUSINESS: None.

MEMBER REPORTS: None.

NEW BUSINESS: None.

**ADJOURNMENT:** Scheisser made the motion to adjourn the meeting at 7:36 p.m. Sawers seconded. All in favor. Meeting was adjourned.