

# **Draft**

YATES COUNTY PLANNING BOARD MEETING November 17, 2022

**PRESENT:** Danielson, Moberg, Sutterby, Sisson, Strickland, Hullings, Degner, Gilman, Landcastle, Hall, Dowse, Miller and Filkerson

**EXCUSED:** Davis and Ferry

**ABSENT:** None

**Also Present:** Tim Senavaitis (Applicant), Jose Medeiros (Applicant), Phil Riehl (Applicant), Jennifer Hines (Applicant), Jeffrey Ayers (Yates County Planner), and Brenda Lloyd (Recording Secretary)

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

## **APPROVAL OF MINUTES:**

A motion was made to approve the minutes from the October 27<sup>th</sup> meeting by Danielson, seconded by Sisson. All in favor. Motion approved.

## **CONSIDERATION OF GML 239 REFERRALS**

**2022-48 Town of Starkey.** Applicant, Jose Medeiros, 37 Glen Manor Drive, Glen Gardner, NJ 08826. Site Address: 4793 Red Cedar Lane, Dundee, NY 14837. *Subdivision.* Applicant proposes subdividing the original 14.20 acre parcel into 11 roughly 1 acre parcels.

*Applicant purchased the property 4 years ago and planned to build a resort but Covid changed those plans and now his plans are to subdivide the property. The Town of Starkey has deemed the lots confirming. There will be a public hearing on December 6<sup>th</sup>. All lots will have access to the lake by way of a single dock. Owners will be able to add a boathouse to that dock, but does not have DEC approval yet. There will be a ROW path around the entire property. Property will be under an HOA. Septic placements will have to be approved by the Department of Health. Applicant will be building the homes and then selling them.*

Sisson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Gilman seconded. 12 in favor. 1 abstained. Motion approved.

**2022-49 Village of Penn Yan.** Applicant, Philip Riehl, 3800 Route 14A, Penn Yan, NY 14527. Site Address: 542 Liberty Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes converting a single-family dwelling into a two-unit dwelling.

*Applicant purchased the property last fall and remodeled the lower level. It had been empty for about 5 years. He is hoping to work on the upper level this winter and convert it into a 1 bedroom apartment. Applicant mentioned that he met with the Code Enforcement Officer and that he didn't seem to have any issues. Applicant has a background in construction and likes to improve things. Access to the upper apartment will be through the front door, which is a common entrance. The driveway has room for 2 vehicles. Applicant would like to eventually tear down the carriage house, which is dilapidated.*

Fulkerson made a motion to the Board: That under GML 239 the application as presented has a positive countywide impact. Hullings seconded. 12 in favor. 1 abstained. Motion approved.

**2022-50 Village of Penn Yan.** Applicant, Jennifer Hines, 400 North Avenue, Penn Yan, NY 14527. *Site Plan.* Applicant proposes an at home occupation and would like to install a commercial kitchen to meet Department of Health requirements to bake cakes and cookies for off-location venues.

*Applicant currently lives at the property and will be utilizing an existing room in the home. She will be adding an oven, cooler, freezer and 3 bay sink. Applicant spoke to the Department of Health to schedule a pre-inspection.*

*Needs a separate dedicated kitchen in order to be able to make the cakes she wishes to sell. There will be no customers coming to the house and no change in foot traffic.*

Sisson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Gilman seconded. After the second and prior to the vote, Fulkerson made the recommendation that the Village look at the zoning precedents. All in favor. Motion approved.

**2022-51 Town of Starkey.** Applicant, Tim Senavaitis, 4590 Lakeview Road, Dundee, NY 14837. *Special Use Permit.* Applicant proposes a Bed & Breakfast short term rental on Lakeview Road.

*Applicant would like to make the part of his residence that is currently an in-law suite with a separate entrance a Bed and Breakfast when not being used by his in-laws. It currently has a bedroom, living room, and a kitchenette. Property was previously a Bed and Breakfast but the special use was forfeited after a 2 year lapse. Occupancy will be determined after the Code Enforcement Officer reviews.*

Fulkerson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Sisson seconded. 12 in favor. 1 abstained. Motion approved.

**2022-52 Town of Starkey.** Applicant, Peter Honsberger, 221 S. Franklin St., Watkins Glen, NY 14891. Site Address: Willis Point Road, Dundee, NY 14837. *Subdivision.* Applicant proposes moving the East property line of the property.

*This lot line adjustment was previously approved but waited too long to file it with the County Clerk. The changes will result in making one more conforming lot and having less nonconforming lots. Tax map changes will not be signed by the town until the agreement not to sell the parcels has been received.*

Sisson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Hall seconded. 11 in favor. 2 abstained. Motion approved.

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**MEMBER REPORTS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** Sisson made the motion to adjourn the meeting at 7:43 p.m. Gilman seconded. All in favor.