PRESENТ: Danielson, Gilman, Landcastle, Degner, Schiesser, Sutterby, Sisson, Strickland, Moberg, Hullings  
EXCUSED: Vestal, Ferry  
ABSENT: Carman  
Also Present: Dick Harper (Legislature), Lynn Axtell (Humane Society Yates County), Terry Donahue (Humane Society Yates County), Marc Rodrigez (Keuka Solar Village), Emily Royce (Genesee/Finger Lakes Planning Council), Richard Sutherland (Genesee/Finger Lakes Planning Council), Justin Jones (Applicant), Ryan Wallace (Applicant), Emilee Miller, and Brenda Lloyd (Recording Secretary)  

CALL TO ORDER: Scheisser 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 August 26th meeting by Strickland, seconded by Sutterby. All in favor. Motion approved.  

CONSIDERATION OF GML 239 REFERRALS  

2021-48 Village of Dundee. Applicant, Village of Dundee. 12 Union Street, Dundee, NY 14837. Site address: Dundee, NY. Text Amendment. Applicant is proposing to consider adopting regulations to zone locations “Cannabis Zoning Local Law”.  

Each town would need to consider this.  

Scheisser 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.  


A great deal of the information has been taken from the Village of Watkins Glen. Short term rentals are generally better maintained than long term rentals. There is some concern about the safety of the tenants and who would be liable in the case of an injury. Owner occupied properties tend to have less problems.  

Sisson made a motion to the Board: That under GML 239 the application as presented has no countywide impact. Moberg seconded. 8 in favor, 1 not in favor, 1 abstained. Motion approved.  

2021-50 Town of Starkey. Applicant, Town of Starkey 40 Seneca St., Dundee, NY 14837. Site address: Starkey, NY. Other. Applicant proposes adopting an On-Site Wastewater Treatment System Law.  

This was tabled by the Town of Starkey prior to the meeting.  

2021-51 Town of Milo. Applicant, Ryan Wallace. 212 Carter Road, Geneva, NY 14456. Site address: 2447 Bath Road, Penn Yan, NY 14527. Special Use Permit. Applicant proposes a Special Use Permit for a Planned Unit Development consisting of residential apartments that will utilize energy conservation construction (e.g., solar).  

This plan is for a 125 Unit Multi-Family on 16 Acres. 100% solar with the solar being on the structures and the garage. They are currently working on a 75 Unit in the Town of Geneva. It will be a Medium to High Rent Development, with rents ranging from $1,000 to $2,800. There is some concern about traffic due to only having one entrance/exit. Applicant spoke with the engineer to see what they could do to help with traffic flow. They moved the entrance to the center of the lot, making it more visible. They also looked for
lots that currently have low traffic density. The structure is going to be 3 stories with a low slope roof making it comparable to a 2 story with a tall attic.

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

2021-52 Town of Benton. Applicant, Yates County Humane Society. 1216 Route 14A., Penn Yan, NY 14527. Special Use Permit. Applicant proposing to replace an existing Digital Sign.

They are planning on placing the new sign a little North of where the sign is currently placed. Meets the Town of Benton size requirements. This new sign will allow them to inform the community better regarding upcoming fundraisers and pets available for adoption. Will soon have the ability to perform clinical services and looking into a travelling vet. Will be able to control the brightness on the sign.

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

2021-53 Town of Middlesex. Applicant, Justin Jones. 1292 S. Lake Road, Middlesex, NY 14507. Site address: 1288-1292 South Lake Road, Middlesex, NY 14507. Site Plan. Applicant proposing renovation to seasonal cottage, retaining walls to stabilize structure and access.

Applicant has a 75 year old non-conforming structure and is trying to take care of the problem now instead of waiting until it has to be torn down and then rebuilding.

Strickland made a motion to the Board: That under GML 239 the application as presented has a positive countywide impact. Scheisser seconded. All in favor. Motion approved.

COMMUNICATIONS: Brenda Lloyd is going to be the new Recording Clerk. Jamie Landcastle III has been appointed Planning Board member per resolution 381-21.

OLD BUSINESS: None
MEMBER REPORTS: None
NEW BUSINESS: None.

ADJOURNMENT: Scheisser made the motion to adjourn the meeting at 7:39 p.m. Sisson seconded. All in favor. Meeting was adjourned.