

**Village of Penn Yan Planning Board**  
**Meeting Minutes January 8, 2018**  
**111 Elm Street ROOM 202**  
**7:00PM**

**Present:** Cliff Orr – Chairman, Stan Olevnik- Vice Chairman, Sarah Vestal, Brent Bodine, Jean D’Abbracci, Bruce Lyon - Code Officer, Lynn Duryea- Secy, Dave Reeve – VB Liaison (via Skype)

**ABSENT:** No one

**PUBLIC PRESENT:** Steve Wilson-Bohler Engineering and Landscape Architects

**NEWS MEDIA PRESENT:** None

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**October 2, 2017 minutes:**

A **MOTION** by Brent Bodine and a **SECOND** from Jean D’Abbracci to approve the October 2, 2017 minutes. Cliff Orr – aye. Brent Bodine–aye. Jean D’Abbracci–aye. . **Motion carried.**

**December 4, 2017 minutes:**

A **MOTION** by Stan Olevnik and a **SECOND** from Sarah Vestal to approve the December 4, 2017 minutes. Stan Olevnik–aye. Sarah Vestal–aye. Jean D’Abbracci–aye. **Motion carried.**

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**FIRST ITEM:**

Initial consultation using preliminary plans for tear down & rebuild of McDonald’s at 235 Lake Street.

Steve Wilson, P.E. from Bohler Engineering was present. He said Bohler was a Civil Engineering and Landscape Architecture firm with offices concentrated in the north eastern part of the country. He reported that a large number of McDonald’s restaurants were undergoing renovations and the plan was for a total rebuild of the Penn Yan branch. He displayed a preliminary site plan for the board and color photographs of the previous designs of all McDonald’s building alongside a new prototype design. He pointed out the prototype was a more sophisticated building using natural materials in mostly earth-tone colors. He stated the cost would be over \$1,000,000.00 and the site disturbance would be just under an acre that would include a lot consolidation. He pointed to the plan and listed the following changes to the site;

- The new building would be closer to the street to make the restaurant more conspicuous,
- Fewer parking spaces; reduced from 62 to 49,
- Expanded drive through lane to a double lane concept,

Mr. Wilson explained research was showing a trend towards mostly drive-through business.

- Increase in greenspace to 65% by restoring old asphalt to lawn and full landscaping plan,
- A larger building footprint from 3,400ft<sup>2</sup> to 4,900ft<sup>2</sup>,
- ADA compliant features,
- Addition of a bike rack,
- New sidewalk,
- New dumpster corral,
- New lighting plans using LED and full dark-sky lighting
- Same free-standing sign plus a new ‘word-mark’ façade sign,

Mr. Wilson said he was aware he would need to apply for a sign variance.

- Water/sewer utilities would be existing with some upgrading, such as a grease trap,
- Electrical supply lines would be underground.

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The following were questions, suggestions and recommendations from the board;

- Was there a plan to fill the site or change the grade? Mr. Wilson said there was not.
- The site was in an overlay zone. There would be architectural limitations set by the board pursuant to Zoning chapter 202-16.2 (E).
- Move few parking spaces at very front of site to right rear corner of site and replace with greenspace,
- Master Plan called for pedestrian safety and aesthetically appealing business frontage. Why was there a section of a driveway ring in front? Mr. Wilson said research showed a significant amount of traffic circling McDonald’s buildings. Without the traffic ring cars would be forced to exit onto Lake Street to loop around the building.
- Penn Yan had seasonal residents who arrived with recreational vehicles, trailers and boats. Why were there no trailer parking spaces? Mr. Wilson said they were typically not used and became wasted space.
- Outlet trail connection. Request to add trail connection to McDonald’s site. Director of Public Works, Brent Bodine, would meet with Mr. Wilson to discuss and possibly coordinate location of trail connection. Trail benefit was identified as higher volume of patrons walking from new development, Red Jacket & Hampton.

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**OTHER BUSINESS:**

- **Budget review; look over last year’s numbers to see if any changes are necessary.**

The board went over last year’s budget. There was discussion about the training budget, and the need for an engineering and consultation budget. The Board decided on the following and asked that it be submitted when the departmental budget requests were due;

Prof & Training	\$ 485.00
Supplies & Materials	\$ 200.00
Engineering and Outside Consultation	\$ 2,000.00

- **Review of NYS Village Law Section 7-725a.**

The board members decided to review this on their own rather than during meeting time.

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**A MOTION** by Brent Bodine and a **SECOND** from Stan Olevnik to adjourn the meeting at 8:00PM.  
Stan Olevnik–aye. Brent Bodine–aye. Sarah Vestal–aye. Jean D’Abbracci–aye. **Motion carried.**

Submitted by Secretary:

Lynn Duryea