

Village of Penn Yan Planning Board
Meeting Minutes February 5, 2018
111 Elm Street ROOM 202
7:00PM

Present: Cliff Orr – Chairman, Stan Olevnik- Vice Chairman, Brent Bodine, Jean D’Abbracci, Bruce Lyon - Code Officer, Lynn Duryea- Secy.

ABSENT: Sarah Vestal.

PUBLIC PRESENT: David Adams- AJH Design, Mary Zelazny.

NEWS MEDIA PRESENT: Gwen Chamberlain.

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A MOTION by Brent Bodine and a **SECOND** from Stan Olevnik to approve the January 9, 2018 minutes. Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

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FIRST ITEM: Site plan application from Rasikbhai Patel for new Dollar Tree store at 211 Lake Street.

David Adams, the project manager for AJH design was present. He first clarified the property address as 211 Lake Street even though he saw some documents listing it as #209. Bruce Lyon confirmed it was #211 saying the ambiguity was due to some renumbering. Mr. Adams said he understood the property owner had previously been approved for a use that was not a mercantile. He said the proposed use would again be mercantile so another approval was needed.

He said there would be new electric and exterior lighting, new roofing, drywall, entry doors, vestibule and plumbing then the Dollar Tree retailer would come in to fit the interior. He mentioned the lean-to on the west side would be removed, the siding would be scraped and painted and there would be new rear doors and a new overhead door.

The board spoke with him about the property situated in the Lake Street Overlay Zone and its position as one of the gateway locations. The board stressed the importance of aesthetics and said an architect should work with them to significantly improve the façade. Mary Zelazny addressed Mr. Adams. She introduced herself as a representative of the 20/20 Committee that developed a report presenting changes needed in the village. She indicated there was an obligation for this part of the village to become more welcoming because of its prominent gateway location. She suggested the board ask the property owner to work with architect, Roger Brown, for façade changes and to promote village uniformity. She said the board should also require considerable landscaping improvements due to its location.

There was discussion about the private drive included on the plans that seemed to show it would be used for truck access. The board said they would need to see written permission from the owner that they could use the driveway or have it removed from the plans. In either event, the board indicated they would require proof tractor trailers had adequate space to turn around on the property.

There was also a mention of 13 spaces at the rear of the parking lot that currently were being used for patient parking at the nearby medical building.

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The Board then compared the plans to the checklist of requirements with the following results;

Plans needed to show:

1. Color rendering of proposed building after consulting with architect for façade design compatible with a village gateway location.
2. Greenspace to include landscaping of at least 10% of area with focus at front along roadway to also include buffer/screening from adjacent residential lots with details about species, spacing and heights.
3. Center vehicular access off of Lake Street removed to eliminate potential safety issue.
4. Written permission from owner to access private drive **OR** remove private drive access from plans. Show proposed vehicular access and turning radius.
5. Dumpster enclosure.
6. Overhead electrical lines at existing dumpster location to be moved underground.
7. Electrical needs (load & voltage) and service location - to be underground.
8. Location of gas lines. If none provide notation.
9. Existing water & sewer mains.
10. Location of water service and size.
11. Exterior lighting with manufacturer's photometric details.
12. Location, size, lighting details (if applicable) and design of all exterior signs.
13. Notation regarding Fire Department Knox Box compliance.
14. Note project schedule (phases), estimated completion date and anticipated number of employees.
15. Engineer's Seal, signature, date of plan and dates of revisions.

The Chairman introduced and read comment pages submitted by municipal department heads.

Code Enforcement Officer, Bruce Lyon –

'Information on green space area. Is it 10% of parking area? Addressed above.

Buffer areas between parking & residential properties in west corner of property. Addressed above.

There are three entrances/exits from property on Lake Street. Recommend taking out center entrance for safety. Addressed above.

Dumpster enclosure? Addressed above.

Electric over dumpster area should be underground. Addressed above.

Shows pavement over property line behind building in SW corner.' The board noted that area needed a buffer and a vegetative buffer would not be possible with pavement there.

Electrical, Charlie Bush –

'Building voltage not known (new). Addressed above.

Underground or overhead service? Addressed above.

I recommend a 120/208 service underground using a pad mount X FMR.

I am on the understanding that the landlord wants a second service.

If that is the case install a second meter to bldg. Mr. Adams stated there were 2 existing meters which would become one meter at the rear of the building at project completion.

Existing service is 400 AMP 120/240 volt Delta Bank with a wild leg of 208 volts to ground.

PYMU needs to be present on the final decision on location and voltage for electric service.'

Fire Chief, Bill LaRock –

'If the building is not sprinklered, then thought of doing that would be a help in suppression.

Addition of a Knox box for the fire department.'

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Yates County Planning Board –

'Recommend approval with confirmation regarding disposition of the sub-terrain fuel tanks.'

Bruce Lyon said the tanks were removed years ago at the time the pumps and canopies were dismantled.

The Board then proceeded to the Environmental Assessment Form for an evaluation of impacts.

A MOTION by Stan Olevnik and a **SECOND** from Jean D’Abbracci to designate the Village of Penn Yan Planning Board as Lead Agency in the action.

Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

The following were listed as potential impacts; None.

The Planning Board’s final determination was that the action would not have a significant negative impact therefore a negative declaration statement would be prepared.

A MOTION by Brent Bodine and a **SECOND** from Jean D’Abbracci to *Table* the application pending revised plans satisfying the above-mentioned checklist requirements.

Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

OTHER BUSINESS:

Keuka Gardens project update.

The previously approved final plans were subject to approval of a sidewalk design by the DOT. The engineering firm forwarded a copy of that approval with a new set of plans showing various modifications required by municipal and state agencies. There was discussion about the sidewalk and ADA compliance. The board concluded the compliance matter had been satisfied before final approval was granted previously.

A MOTION by Stan Olevnik and a **SECOND** from Brent Bodine to approve the revisions.

Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

McDonald’s pathway easement.

The board reviewed an email previously sent to them from Director Bodine. He had explained the McDonald’s path connection the planning board had requested at the January meeting was not possible due to the obstacle of another property in the same area. He asked the board to decide if they wanted to ask McDonald’s to allow an easement for development of a future pathway. The board agreed.

A MOTION by Jean D’Abbracci and a **SECOND** from Stan Olevnik to request a permanent easement through McDonald’s property for future connection to the outlet trail.

Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

A MOTION by Jean D’Abbracci and a **SECOND** from Stan Olevnik to adjourn the meeting at 8:25PM.

Stan Olevnik–aye. Brent Bodine–aye. Jean D’Abbracci–aye. **Motion carried.**

Submitted by Secretary:

Lynn Duryea