



**Village of Penn Yan Planning Board  
Meeting Minutes February 5, 2018**

**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.'*

