



**Village of Penn Yan Planning Board  
Meeting Minutes March 4, 2019**

in the tree and its root system in a way that would satisfy the ADA without jeopardizing the tree but were not successful. The shed, he said, was for outdoor furniture storage and other items needed for the event center.

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

**Code Enforcement Officer, Bruce Lyon** – *‘This has been reviewed several times & I believe at this time all issues have been addressed’*

**Street Superintendent, Erik Decker** – *‘Existing curb at driveway will be horizontally cut at ½” reveal. No curb shall be dug out.’*

Mr. Destro said this had been addressed. He said the plans show a flush-curb coming into the site.

**Electrical, Charlie Bush** – *‘Any changes to existing electric structure will be charged to owner/contractor. Customer responsibility for service is attached. Distribution feeder is at max load possible. Fees may or may not be charged to upgrade of feeder.’*

Mr. Destro said he would continue on-going meetings with Mr. Bush on electrical matters.

Board member Bodine asked if they had a preferred location for the pad-mounted transformer. Mr. Destro said they had not yet decided and would coordinate with the village. Mr. Iversen said it was likely to go on the SE corner. Board member Bodine, acting as Director of Public Works, mentioned the applicant could disregard the last bulleted item Mr. Bush wrote.

**Water/Sewer Maintenance Supervisor, Ron Keech** – *‘The proposed 4” DIP for water and the 6” SDR-35 pipe meet our village standards. We need to know what size water meter you plan on using so that we can get you the information to have the meter ordered as soon as possible.’*

Mr. Destro said they would coordinate with Mr. Keech and would submit an application to village staff and forward to the DOH.

**Police Chief, Tom Dunham** – *‘N/A’*

**Fire Chief, Bill LaRock** – Did not respond to request for comments. Board member Clancy, who was a former fire chief, asked about fire department access and Mr. Destro said they would have FDC and a Knox box added to the plans.

**Yates County Planning Board** – No recommendation received from YC referral.

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

**Item #7:** Mr. Destro said they would plant shrubs instead of having wheel-stops. Board member Bodine said he recommended house shields on parking lot lighting nearest the residential on Lake Street.

**Item #25:** Mr. Iversen said the sign for Top of the Lake had been abandoned.

**Item #33:** Mr. Iversen said the project would be completed in 8-9 months and begin this summer (2019).

**Item #34:** Mr. Destro confirmed there was no DEC or DOH approval needed. Board member Bodine pointed out they must get a street-opening permit.

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Item #36: Mr. Destro said the original SWPPP done for the Hotel would apply to conference center project with an amendment. He said that was submitted with the application.

Item #38: Mr. Destro stated the original SPEDES was still active.

**The Board then proceeded to the Environmental Assessment Form for an evaluation of impacts. A MOTION** by Sarah Vestal and a **SECOND** from Brent Bodine to designate the Village of Penn Yan Planning Board as Lead Agency and found the project to be consistent with an UNLISTED action.

The Chairman asked if the board had examined Part 1 and if they had comments or questions.

The board members confirmed review of Part 1 and found there were no issues.

Brent Bodine-aye. Sarah Vestal-aye. Jean D’Abbracci-aye. Austin Lapp-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 Jean D’Abbracci and a **SECOND** from Austin Lapp to adopt the SEQR. Brent Bodine-aye. Sarah Vestal-aye. Jean D’Abbracci-aye. Austin Lapp-aye. **Motion carried.**

**A MOTION** by Austin Lapp and a **SECOND** from Sarah Vestal to grant approval of the site plan.

Brent Bodine-aye. Sarah Vestal-aye. Jean D’Abbracci-aye. Austin Lapp-aye. **Motion carried.**

**SITE PLAN APPROVED**



**NEXT ITEM:**

Site Plan application from Hedworth for change of use at Laurentide B&B on 158 Main Street for a brewery.

Tracey and Marla Hedworth and their architect Spencer Reid were present.

Chairman Olevnik informed the applicants they would need a use variance before they could proceed with a planning board review. Mrs. Hedworth said she was aware of that fact and wanted to provide an overview of their conceptual plans anyway. She handed out color copies of a structure and said she and her husband wanted to return their driveway alongside Timmy Gs Restaurant back to a walkway using the covered walkway system shown in the picture. She explained the plans show a lower portion of their interior they originally planned as a speakeasy but after meeting with the code officer, Bruce Lyon, learned that would change their use to commercial. She said they were not prepared for all the upgrades necessary to comply with commercial codes so they planned to eliminate that from the plan. She said they now planned just minor site changes, such as parking, and a brewery in the carriage house. Chairman Olevnik said they must first go before the ZBA to appeal for a variance for the brewery use then come back to the planning board afterwards. Board member Bodine asked about the fencing and trash area and for information on proposed utilities. Mrs. Hedworth said the shared trash area would be in the alleyway as shown and Mr. Reid said they were looking at a possible increase in the size of service in the carriage house from 200amps to 300-400amps and they were also looking into gas. Board member Bodine asked about parking requirements for the brewery and Bruce Lyon said they had no on-

