

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

Zoning Code Chapter 202-43 (E) 3c: (“Parking adjacent to residential use shall be set back a minimum of 6 feet from residential lot line with an adequate landscape buffer in that setback area”)

‘Shows 7 car & 2 bus parking spaces. Will this accommodate taxis & employee parking?’

‘I was shown taxi wash area on west side of building. Is this still there? Not shown.’

BILL LaROCK (Fire Dept.):

‘I recommend that all fire codes are followed.’

YATES COUNTY PLANNING BOARD – No referral required-exempt.

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

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

Stan Olevnik–aye. Brent Bodine–aye. Sarah Vestal–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 Stan Olevnik and a **SECOND** from Brent Bodine to grant conditional approval of the site plan, pending a revised plan showing the following;

- 1.) Addition of a 3-foot wide grass greenspace to run from the sidewalk along the entire east side of the lot. (Parking space depicted on plan near east property line will need to be moved)
- 2.) Replace existing chain-link fencing on east property line with 6 foot high stockade-style fencing.
- 3.) Show on plan there is a 6-foot high stockade-style fence along rear lot line.
- 4.) Addition of 3-foot wide grass greenspace to run from the sidewalk along the west side of the lot to the front of the 3-bay garage.
- 5.) Addition of 6-foot high stockade-style fencing to run from the front of the house along the west side of the lot to the front of 3-bay garage.

Stan Olevnik–aye. Brent Bodine–aye. Sarah Vestal–aye. **Motion carried.**

NEXT ITEM:

Site Plan application from McDonald’s Restaurant at 235 Lake Street for demolition and rebuild.

Lauren Monaghan was present and displayed a revised color rendering of the proposed new McDonald’s restaurant. She said McDonalds planned a complete scrape-and-rebuild at the site. She said the new building would be equipped with WiFi kiosks and have an entirely updated exterior design. She pointed out they modified the previous plan by eliminating 2 parking spaces so it would have the requested greenspace in the front and the future outlet trail access path. She noted they had been approved for a sign variance allowing them

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

to have 2 wall arches on the building in addition to the pylon sign. She indicated they had redesigned the directional signs so they were smaller and only had the words *exit* and *enter* without any logos.

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

The board required an updated color rendering of the building. Ms. Monaghan said the project was to be a single phase with demolition and rebuild expected to take 120 days. The Board made a mention that DOT approval for the access change and DOH approval were other permits they would need.

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

BRUCE LYON (Code Enforcement):

'Directional signs at Lake Street very large. Coming up hill to road, vision problems? Do signs need to be that big?' Bruce Lyon said it had already been addressed and the signs were reduced to a size similar to the existing signs.

'Noted with snow event in January, 5-6 parking spots lost to snow pile. Do not see area for snow storage. Loosing 12 spaces already.' Ms. Monaghan there was an area at the rear where pavement had been removed for the snow pile.

CHARLIE BUSH (Electrical Dept.): Ms. Monaghan said they planned to work directly with the electrical department on all electrical requirements as the project progressed.

'Service voltage?

Service size in amps?

How many phases? 3-phase, 120/208 is existing now.

If service voltage is 120/240, 3-phase will have to be pole mounted transformers.

If service voltage is 120/208, can be pad mount or pole.

Please advise electric Department which service you would prefer.

Is a temporary service going to be needed for construction purposes?'

RON KEECH (Water/Sewer Maintenance Spvrs): Ms. Monaghan said they planned to work directly with the water/sewer department on all related requirements as the project progressed.

'The existing water service will have to be cut and capped at the water main. It will be up to the contractor to do this work.

6" DIP is what our village code calls for.

We would recommend using a tapping sleeve and valve when hooking up the water. That way we won't have to disrupt services.

I see they plan on using 6" SDR 35 for the sewer. This is OK with us. It's what's in the village code.

The contractor might want to verify ahead of time the size of the existing sewer lateral. I believe it's 4-inch. If that's the case they will have to abandon the 4-inch sewer at the main.

If they have any questions regarding the water and sewer feel free to contact me at 315-694-0270.'

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

BILL LaROCK Fire Dept.):

'All current fire codes adhered to for this type of commercial building.'

YATE COUNTY PLANNING BOARD: *'See no significant county-wide impacts.'*

Board member Bodine in his capacity as Director of Public Works solicited the board for opinions about an easement requirement for a future connection to the outlet trail. The board discussed whether or not it was adequate to have only a promise from McDonalds and a commitment to add the grassy area when addressing such an important detail. Ms. Monaghan offered to have a promissory note drafted. She said she was concerned about holding up final approval for an easement and then losing their construction window. The board decided to consult with the village attorney on the matter before deciding.

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

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

Stan Olevnik–aye. Brent Bodine–aye. Sarah Vestal–aye. **Motion carried.**

The following were listed as potential impacts;

Possible archaeological impact if there were artifacts present. The board required a statement from the state historical society confirming there were no archaeological resources.

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 Stan Olevnik and a **SECOND** from Brent Bodine to grant conditional approval of the site plan; as follows;

- 1.) Revised plan showing flow test details.
- 2.) Submittal of 3 copies of the updated color rendering.
- 3.) Copy of statement from state historical society showing there was no evidence of archaeological resources at the site.

Additionally, after consultation with the village attorney the board may require an easement for access to a future outlet trail connection. Stan Olevnik–aye. Brent Bodine–aye. Sarah Vestal–aye. **Motion carried.**

NEXT ITEM:

Review of revised site plans for new Dollar Tree at 211 Lake Street.

Dave Adams was present and directed the board to review the line items listed on the planning board letter dated February 8th. Mr. Adams said he had addressed all the issues on the list with the important ones being the aesthetic improvements for the gateway location. He displayed the color rendering which showed a redesigned façade and greenspace at the front. There was discussion about the electrical and Mr. Adams acknowledged the requirement that it all was to be underground. The board also requested he revise the plans and add 3 trees at the front. Mr. Adams was asked about the construction time-line. He said there would be 2 phases. The property owner would begin the improvement ASAP with completion by May 2018 and the tenant would take about 30 days to build out the interior. There was a question about the recent sign variance denial and that a representative from Dollar Tree said without the variance the tenant would likely not proceed with the project. Mr. Adams explained the site plan was on behalf of the property owner and the sign was for a prospective tenant. He said issues a tenant runs into would not influence the owner’s project.

