

**Village of Penn Yan Planning Board  
Meeting Minutes August 5, 2019  
111 Elm Street ROOM 202  
7:00PM**

**Present:** Stan Olevnik- Chairman, , Sarah Vestal-Vice Chairperson, Brent Bodine, Jean D’Abbracci, Mike Willis-alt., Ray Spencer – VB Liaison, Bruce Lyon - Code Officer, Ed Brockman-Attorney, Lynn Duryea- Secy.

**ABSENT:** Austin Lapp.

**PUBLIC PRESENT:** Steve Young

**NEWS MEDIA PRESENT:** Gwen Chamberlain-Chronicle Express

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Alternate member Willis would participate as a voting member to substitute for Austin Lapp who was absent.

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**A MOTION** by Jean D’Abbracci and a **SECOND** from Mike Willis to approve the July 1, 2019 minutes.

Brent Bodine–aye. Jean D’Abbracci–aye. Mike Willis-aye. **Motion carried.**

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**FIRST ITEM:** Site Plan application from Bob Young for a change of use for parking storage at 15 & 17

Commercial Ave.

Steve Young was present. He explained he was Robert’s brother and that Robert had just turned the lot over to vehicle storage since he was no longer using it for a repair business. He handed Chairman Olevnik a copy of a planning board letter from 1998 with an 8 ½” X 11” site drawing attached. Among other things the letter listed parking requirements the board had set back then for final approval at 24, 9’X18’ parking spaces and one handicapped space all with curbstops. The board noted the plan submitted with the current application for a change of use did not reflect these details. Code Officer Lyon explained there were numerous vehicles parked every-which-way on the property, including a tractor on village property that prompted neighbors to complain about an overload of vehicles. He said that forced him to bring Mr. Young into compliance and have him get planning board approval to use the property to store vehicles or boats or whatever he had there. Mr. Young explained that most vehicles parked on the lot were Friendly’s lease vehicles. The board discussed how to monitor the volume of parked vehicles going forward and if the planning board wanted to require specific parking spaces rather than general areas, as was shown on the current drawing. Code Officer Lyon said he needed specific parking spaces and their locations to have something to enforce. There was a suggestion to add landscaping to improve aesthetics but there was not enough room anywhere on the lot for that. The board decided they needed to see the original site plan from 1998 but if that could not be presented they would need a revised drawing with the same details to maintain control over the number of vehicles on the lot.

**A MOTION** by Brent Bodine and a **SECOND** from Sarah Vestal to *TABLE* the application pending the additional information. Jean D’Abbracci–aye. Mike Willis-aye. **Motion carried.**

Code Officer Lyon told Mr. Young to meet with him in his office so he could show him the required changes needed on the plan.

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**OTHER BUSINESS:**

- **Zoning Amendment RE Senior Citizen Housing.**

Attorney Brockman indicated the local law he drafted was the essence of the planning board suggestion to remove reference to senior citizen housing from the code book. He said after the amendment any housing being proposed would conform to zoning regulations defined in each district. He asked the board to make a motion on the draft that would then be conveyed to the Village Board of Trustees.

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A **MOTION** by Brent Bodine and a **SECOND** from Sarah Vestal to recommend referral to the Village Board of the local law as written and subsequent termination of the moratorium when adopted.  
Jean D’Abbracci–aye. Mike Willis–aye. **Motion carried.**

- **Local Law ‘F’.**

Attorney Brockman said he noticed the Zoning Chapter of the code book had antiquated language about amendments that were contrary to current village law. He stated Local Law F was proposed article changes. He asked the board to make a motion on the draft that would be conveyed to the Board of Trustees.

A **MOTION** by Jean D’Abbracci and a **SECOND** from Mike Willis to recommend referral to the Village Board of Local Law F as written  
Brent Bodine–aye. Sarah Vestal – aye. **Motion carried.**

- **Knapp & Schlappi RE pending site plan approval for over a year.**

Chairman Olevnik reminded the board that the application was for demolition of an existing structure and construction of a new building for storage and a rental center. Referring to the conditional approval letter sent on May 7, 2017 Chairman Olevnik stated there had been no activity since then. He asked the board what action they wanted to take since final approval was not issued for over 2 years.

A **MOTION** by Sarah Vestal and a **SECOND** from Jean D’Abbracci to consider the application expired. Board member Bodine asked if Knapp & Schlappi had satisfied any of the conditions and learned they had obtained the required variance for non-conformance of the new construction. Board member Bodine asked that this be identified in the letter as an item that would not expire.  
Brent Bodine–aye. Mike Willis–aye. **Motion carried.**

- **Alternate date for September meeting.**

The date chosen was Monday, September 9, 2019.

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A **MOTION** by Brent Bodine and a **SECOND** from Sarah Vestal to adjourn the meeting at 7:45PM.  
Jean D’Abbracci–aye. Mike Willis–aye. **Motion carried.**  
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Submitted by Secretary:

Lynn Duryea