

**Village of Penn Yan Planning Board
Meeting Minutes September 9, 2019
111 Elm Street ROOM 202
7:00PM**

Present: Stan Olevnik- Chairman, Sarah Vestal-Vice Chairperson, Jean D’Abbracci, Austin Lapp, Mike Willis-alt., Kevin McLoud – VB Liaison, Bruce Lyon - Code Officer, Ed Brockman-Attorney, Rich Stewart- VB liaison, Lynn Duryea- Secy.

ABSENT: Brent Bodine, Michael Clancy

PUBLIC PRESENT: Mickey Orr, Jon Tantillo-Attorney for Genecco, Carol Genecco, Angelo Licciardello, Bob & Steve Young.

NEWS MEDIA PRESENT: Gwen Chamberlain

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Chairman Olevnik announced alternate member Willis would participate as a voting member to substitute for Brent Bodine who was absent.
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A MOTION by Jean D’Abbracci and a **SECOND** from Sarah Vestal to approve the August 5, 2019 minutes. Sarah Vestal–aye. Jean D’Abbracci–aye. Mike Willis-aye. **Motion carried.**

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FIRST ITEM:

Plan revisions for tabled application from Robert Young for parking storage at 15 & 17 Commercial Ave. Bob and Steve Young were present. Bob pointed out he had revised the plan to show the individual parking spaces that were 9’ X 18’ handicapped location and curbstops as requested. Code Officer Lyon stated he had driven by and the site did have all requirements there. He also pointed out the parking plan was a change of use since it would have vehicle storage but the building use was not changing. Board member Willis mentioned how unsightly the lots looked and mentioned there were 3 new homes nearby. Mr. Lyon stated everything happening on 15 & 17 Commercial Ave was conforming to village code. Bob said the business was there since 1995 and no neighbors had ever complained.

A MOTION by Jean D’Abbracci and a **SECOND** from Austin Lapp to grant approval of the site plan. Sarah Vestal–aye. Jean D’Abbracci–aye. Austin Lapp-aye. Mike Willis-aye. **Motion carried.**

SITE PLAN APPROVED

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NEXT ITEM:

Review of tabled site plan application from David Genecco for 8-unit townhome at 200 South Ave. Carol Genecco, Jon Tantillo- Esq. and the developer, Angelo Licciardello, were present.

Chairman Olevnik recused himself from participation due to a business relationship with the applicant and deferred to Jean D’Abbracci who would be acting chair.

The board referred to the department comments. The following was the only departmental comment.

Electrical, Charlie Bush – *‘Need to know connected load and if overhead service or underground’.*

The applicant and developer acknowledged the request.

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The application had been referred to the county planning board and received the following recommendation; **Yates County Planning Board** – ‘*Application as presented has no significant county-wide or inter-municipal impact.*’

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

Code Officer Lyon indicated the applicant was working with municipal regarding flow test details on hydrants. He said the water service details would also be handled through municipal. He also said any future signs would be a permit process through his department.

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

The Chairperson asked if the board had any comments or questions regarding Part 1 SEQR. There were none.

A **MOTION** by Sarah Vestal and a **SECOND** from Austin Lapp to designate the Village of Penn Yan Planning Board as Lead Agency and to find that the project was consistent with an UNLISTED action.

Sarah Vestal–aye. Austin Lapp–aye. Mike Willis–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 Mike Willis and a **SECOND** from Austin Lapp to adopt the SEQR.

Sarah Vestal–aye. Austin Lapp–aye. Mike Willis–aye. **Motion carried.**

A **MOTION** by Sarah Vestal and a **SECOND** from Mike Willis to OPEN the public hearing.

Sarah Vestal–aye. Austin Lapp–aye. Mike Willis–aye. **Motion carried.**

The chairperson opened the floor for comments from the public. There were none.

The board was asked to present any comments or concerns. There were none.

A **MOTION** by Sarah Vestal and a **SECOND** from Mike Willis to CLOSE the public hearing.

Sarah Vestal–aye. Austin Lapp–aye. Mike Willis–aye. **Motion carried.**

A **MOTION** by Sarah Vestal and a **SECOND** from Austin Lapp to grant FINAL APPROVAL of the site plan with the following requirements:

- 1.) A restriction will be placed in the deed of conveyance for the Village of Penn Yan lands that the building or buildings on the subject premises be limited to occupancy by *senior citizens (55 years of age or older)*.
- 2.) The property owners will provide information to the Village of Penn Yan, upon request, substantiating that occupants of the premises are *senior citizens*.
- 3.) The driveway into the premises from the South Avenue is to be a dead end as depicted on the signed site plans with no connection to the streets or drives in the area of the Townhouse development in the Town of Milo.

Sarah Vestal–aye. Austin Lapp–aye. Mike Willis–aye. **Motion carried.**

SITE PLAN APPROVED.



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OTHER BUSINESS:

- Mickey Orr concern with Keuka Gardens sidewalks.

Mr. Orr said he thought the sidewalk requirement for the approved Keuka Gardens project was a mistake since it had a tight curve and excessive slope. He thought the sidewalk planned to go to South Ave should not be there. He also voiced his concern with water running down onto his property from the sidewalk. Code Officer Lyon explained there was a swale in place to prevent that. The board members explained the sidewalk was in compliance with the updated Master Plan which had the goal to improve village walkability with sidewalks. They also explained the plans were in compliance with the State DOT requirement that all sidewalks meet ADA standards for wheelchairs with specific guidelines on slope. Chairman Olevnik suggested the board members meet Mr. Orr at the site and take a look at the sidewalk.

Chairman Olevnik announced Vice Chairman Vestal had decided to step down and Jean D'Abbracci would take on the role of Vice Chairman effective immediately.



A MOTION by Mike Willis and a **SECOND** from Sarah Vestal to adjourn the meeting at 7:50PM.
Sarah Vestal–aye. Jean D'Abbracci – aye. Austin Lapp-aye. Mike Willis-aye. **Motion carried.**



Submitted by Secretary:

Lynn Duryea