

**Village of Penn Yan Planning Board  
Meeting Minutes June 7, 2021  
111 Elm Street ROOM 202  
7:00PM**

**Present:** Stan Olevnik- Chairman, Jean D’Abbracci-Vice Chairman, Austin Lapp, Sarah Purdy, Michael Clancy-alt., Larry Strickland-alt., Ray Spencer – VB Liaison, Jamie Kincaid-Code, Ed Brockman-Attorney, Lynn Duryea- Secy.

**ABSENT:** Sarah Vestal

**PUBLIC PRESENT:** Thomas Bock, Lisa Youngs, Teresa and Christie Hoban, Bruce Lyon, Melissa Conrad, Ron Stanley, Sal, Angelo Sr. and Angelo Jr. Licciardello, Carol Genecco.

**NEWS MEDIA PRESENT:** None.

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Chairman Olevnik announced alternate member Clancy would participate as a voting member for Sarah Vestal who was excused. He then welcomed new alternate member, Larry Strickland.

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**A MOTION** by Jean D’Abbracci and a **SECOND** from Sarah Purdy to approve the April 5, 2021 minutes. Jean D’Abbracci-aye. Sarah Purdy-aye. Mike Clancy-aye. **Carried.**

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**FIRST ITEM:**

Site Plan application from Angelo Licciardello for a duplex on a vacant parcel at the corner of Hillcrest Drive and Old Bath Rd that currently has no street address.

Sal, Angelo Sr. and Angelo Jr. Licciardello and Ron Stanley were present. Chairman Olevnik reported Yates County Planning Board and the Village ZBA had reviewed the proposal. The county recommended approval and the ZBA issued a variance for density relief. Ron Stanley indicated the height changed to 35’ for zoning compliance and there were no other aspects of the duplex project that were non-conforming. Chairman Olevnik asked if the exit would be onto Hillcrest and Ron said it would. Mike Clancy asked if, in the event, there was a single family built on the site would a camper be allowed to park there and would the community be involved in any restrictions such as size or parking area. Jamie said there were no rules against parking campers and single-family residential buildings did not require planning board review. There was discussion about moving the parking to the rear of the building but headlights would then shine onto the properties uphill. The parking area in the proposed location would prevent lighting spill onto other properties since there would be a buffer. The board recommended they add a berm with landscaping to hide the view of the parking area from Hillcrest Drive. Jean pointed out a goal in the Village Master Plan was to improve the streetscapes with trees, etc. There was discussion about storm water runoff and the creek on the property. Ron said storm water will sheet off the driveway. He pointed out they were not required by the DEC to design storm water management for disturbances on less than an acre.

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

- #7) Jamie was asked if wheel stops were required in parking area and he said they were not.
- #10) Jamie was asked if the setbacks provided adequate sight for that 3-road intersection. He said they did.
- #12) The project was not tapping into village water or sewer so no hydrant or other details were required.
- #18) The applicant was unsure yet if they would be using natural gas or village electrical for the duplex.
- #25) The only lighting would be for the exit.
- #26) There would be no signage.
- #32) The chairman indicated he had sketch plan notes he could provide.
- #34) The project would be completed in a single phase.
- #35) The other permitting required was driveway access.
- #37) A SWPPP was not required since the disturbance was under an acre.
- #39) A pollution control device was not required for a dwelling.

**The Chairman introduced and read aloud from comment pages submitted by municipal departments.**

**Police Chief, Tom Dunham – ‘N/A’**

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**Fire Dept & Code Enforcement Officer, Jamie Kincaid** – *‘No comments. Needs area variance for lot size.’*

**Streets Superintendent, Tim Marcellus** – *‘Keuka Shores LLC will be required to install a driveway pipe per Village of Penn Yan infrastructure design criteria and construction specs. A preconstruction meeting with the Street Supervisor will be required to determine scope of project requirements. Inspection will be required for completion.’*

**Water/Sewer Maintenance Supervisor, Ron Keech** – *‘The water & sewer services will be provided by the Town of Milo. At this time nothing affects the water & sewer dept.’*

**Dir Public Works, Melissa Gerhardt** – *‘Is Milo supplying water meters?’* Ron Stanley said ‘yes’.

**Electric crew Chief, Charlie Bush** – *‘If underground service is required existing corner pole will be used for service feed, if overhead is required possible adjustments will be made.’* Sal indicated ‘underground’.

**WWTP Chief Operator, Yvonne Tucker** – *‘N/A’*

**Yates County Planning Board** – *‘Application as presented has no significant county-wide or inter-municipal impact.’*

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

**A MOTION** by Mike Clancy 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. Jean D’Abbracci-aye. Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. **Motion carried.**

Chairman Olevnik asked if the board had any questions or concerns with Part 1 SEQR. Larry referred to the questions about ‘regulated water body’ in relation to the creek on the property. Ron explained it was not a regulated water body, and it routinely dried up.

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. Jean D’Abbracci-aye. Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. **Motion carried.**

**MOTION** from Jean D’Abbracci and a **SECOND** by Sarah Purdy to OPEN the public hearing. Jean D’Abbracci-aye. Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. **Motion carried.**

Comments from the public:

Teresa Hoban stated she was in favor of the project but had some concerns. She said the property was at the entry to a single-family residential neighborhood so in her opinion a duplex was not compatible with the surrounding area. She said the 3-car parking lot and turn-around pad would be an invitation for too many cars on the site. She did not like the fact that there were no beautification efforts for the property. At the ZBA meeting she claimed to have heard it said that the units would be month-to-month short-term rentals which were not permitted in the village. Chairman Olevnik pointed out there were at least 3 Air B&B rentals nearby on 54A. Ron stated a 2-family was compatible with the neighborhood since there were townhomes and seasonal multi-family rentals nearby. He said they would have annual leases not month-to-month tenancies. He said they planned the large pad for parking in an effort to alleviate the serious lack of available parking the village struggles with. Austin pointed out the plans show multiple parking spaces with landscaping and greenspace buffers. Chairman Olevnik suggested the large mulched areas contain shrubs/bushes also. Ron agreed to add that. The chairman asked if there were any other public comments or questions.

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Comments from the Board:

Jean said she also was a resident on Hillcrest and understood the concerns about this property at the entrance to the neighborhood. She said the planning board should require the parking area be hidden from view. She asked for the reason the duplex had to cover so much of the lot and where would the tenants' children play. Ron said the code allowed the size of the building and there was a park across the street for the children. He agreed to build a berm that would hide the parking. Austin stated he had no objections to the proposal and commented on the need in the village for this type of housing.

**MOTION** by Jean D'Abbracci and a **SECOND** from Austin Lapp to **CLOSE** the public hearing.  
Jean D'Abbracci-aye. Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. **Motion carried.**

**A MOTION** by Austin Lapp and a **SECOND** from Sarah Purdy to approve the site plan subject to the addition of a berm and landscaping to hide the parking area from view.

Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Jean D'Abbracci- abstain. **Motion carried.**

**SITE PLAN APPROVED**

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**NEXT ITEM:**

Review of tabled Subdivision Application from the village to subdivide 200 Sherman Street into 2 lots. Chairman Olevnik recused himself from deliberations due to conflict of interest since he had a buyer for the lot. Vice Chair, Jean D'Abbracci, proceeded with the subdivision review in his absence.

Ed Brockman was present to answer any questions.

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

**A MOTION** by Sarah Purdy 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.  
Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Larry Strickland-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 Clancy and a **SECOND** from Austin Lapp to adopt the SEQR.  
Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Larry Strickland-aye. **Motion carried.**

**A MOTION** by Austin Lapp and a **SECOND** from Sarah Purdy to **OPEN** the public hearing.  
Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Larry Strickland-aye. **Motion carried.**

Comments from the public? None.

Comments from the Board? None.

**A MOTION** by Mike Clancy and a **SECOND** from Sarah Purdy to **CLOSE** the public hearing.  
Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Larry Strickland-aye. **Motion carried.**

**A MOTION** by Sarah Purdy and a **SECOND** from Austin Lapp to grant approval of the subdivision.

Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Larry Strickland-aye. **Motion carried.**

**SUBDIVISION APPROVED.**

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**NEXT ITEM:**

Discussion with YCRR RE proposed changes to approved site plan for 467 N. Main Street. Thomas Bock was present and explained the original approved plans had to be changed to be in line with the money secured for the project. He said the amendments did not change the scope of the project so the original SEQR, which was done for 20,000ft<sup>2</sup>, would not need to change. He said the plans were now showing a separate 9,000ft<sup>2</sup> building with stone dust pads to the trail heads and had eliminated the multi-purpose fields and pavilions. He indicated the plan was to complete the phases when funding was secured. Austin reported the church was talking about sidewalk to meet YCRR sidewalk. Thomas said the sidewalk was still part of the plan. Chairman Olevnik asked the board if the changes were significant enough to need a second review by the village departments and the county planning board. The board agreed it did not need a second review.

**A MOTION** by Jean D’Abbracci and a **SECOND** from Sarah Purdy to approve the site plan as amended.

Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Jean D’Abbracci- abstain. **Motion carried.**

**SITE PLAN APPROVED**

**OTHER BUSINESS:**

- Choose alternate date for July meeting since the office is closed for July 4<sup>th</sup> holiday.

The board chose Monday, July 19, 2021 at 7:00pm.

**A MOTION** by Jean D’Abbracci and a **SECOND** from Austin Lapp to adjourn the meeting at 8:15PM.

Austin Lapp-aye. Sarah Purdy-aye. Mike Clancy-aye. Jean D’Abbracci- abstain. **Motion carried.**

Submitted by Secretary:

Lynn Duryea