

*Village of Penn Yan*



*on Keuka Lake*

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***NOTICE OF PUBLIC HEARING***  
**PLANNING BOARD OF THE VILLAGE OF PENN YAN**  
**COUNTY OF YATES**

Proposed Addendum to Comprehensive Plan For The Village of Penn Yan

Notice is hereby given that a Public Hearing by the Planning Board of the Village of Penn Yan, County of Yates, State of New York, will be held at the Village Hall, 111 Elm Street, Penn Yan, New York, on Monday, the 3rd day of October, 2022, at 7:00 p.m. upon the proposed adoption of an addendum to the "Comprehensive Plan of the Village of Penn Yan".

The purpose of the hearing is for public comment on the proposed addendum to the Comprehensive Plan. The intent of the Comprehensive Plan is to identify the goals, objectives, principles, guidelines, policies and standards for the protection, enhancement, growth and development of the Village of Penn Yan. The addendum relates the need for and the methodology through zoning to enhance the availability of moderately priced senior citizen housing and affordable owner occupied single family residences.

The Village Hall is in compliance with accessibility standards of the Americans With Disabilities Act. Any person with a handicap wishing to attend and/or be heard at the public hearing should contact the Village Clerk's Office at least five (5) business days prior to the date of the public hearing to request any special needs.

All persons interested in the proposed Addendum to the Village Comprehensive Plan will be heard by the Village Planning Board at the Public Hearing to be held as stated above. The addendum to the proposed Comprehensive Plan, is available for review at the Office of the Clerk of the Village of Penn Yan, 111 Elm Street, Penn Yan, NY 14527 during regular business hours.

Katie Tomlinson, Secretary  
Planning Board of the Village of Penn Yan  
County of Yates

## Village of Penn Yan Planning Board

Review of the Comprehensive plan as it relates to Senior Housing in the Village of Penn Yan and the impact on the Village and surrounding community.

### Findings:

1. The current Comprehensive Plan provides limited guidance on the need for senior and owner occupied affordable housing. Housing issues are mentioned specifically on page 12, 13, 16, 20, & 44 . The need for senior citizen housing, particularly for middle income “well” seniors who are self sufficient but choose a less labor intensive home than a traditional single family residence requiring maintenance by the owners.
2. There is evidence, as noted in the comprehensive plan, that a large portion of our community will reach retirement age over the next two decades. The Village Planning Board recognizes that this increase in retirees will come not just from within the Village of Penn Yan but from the surrounding area including lake residents and residents of other smaller villages and hamlets. The need to provide seniors accessible housing in a walkable community with local resources such as shopping, medical services, public transportation, etc... will only increase over the next few decades.
3. Senior housing developments within the village will also aid in attracting individuals to stay in our community. Those individuals are looking for clean, safe and maintenance free housing options. These individuals may already work and/or volunteer in our community providing services that are important to a thriving community.
4. As seniors vacate their existing homes and put those properties up for sale, younger individuals and families will have the option to purchase available housing stock within the greater Penn Yan Community.
5. The availability of affordable housing for owner occupied young working families is also in dire need. Yates County has one of the lowest unemployment rates in New York State, at 2.6%. The average price of a single family home in Yates County, however, is almost \$700,000.00. This is an unreachable price range for most young families. This is exacerbated by a dire shortage of renter housing in Yates County. Demand indicates a need for around 500 new owner occupied homes in Yates County. The Village could contribute to alleviating this shortage through innovative amendments to its land use regulations (zonings).

### Conclusion:

1. Housing for all demographics in the community is stressed as demand for a variety of housing types increases and the housing stock to meet that demand is limited.
2. The Village of Penn Yan should consider targeted zoning changes that allow for senior and owner occupied affordable housing while ensuring that the basic characteristics of the community are maintained.
3. Developments of this type should be limited to low rise and garden apartment style projects fitting with the surrounding architecture and community.
4. Buffer zones of vegetation, fencing and green space should be considered for any development that abuts an R1 zone of single-family homes or duplexes. Strict adherence to the Village of Penn Yan photometric lighting standards should be maintained to limit light pollution from

these higher density developments from impacting surrounding lower density neighborhoods. Cluster developments and incentive zoning options in R-1 districts are an opportunity for innovation with respect to senior citizen and affordable owner occupied residential developments.