

DRAFT

YATES COUNTY PLANNING BOARD MEETING January 22, 2026

PRESENT: Chandra Gilman, Jamie Landcastle, Amber Degner, Sarah Purdy, Caryl Sutterby, David Adam, Larry Strickland, Steven Hullings, George Dowse, Paul Danielson, Steven Fulkerson, Kay Williamson, Edward Gilman

EXCUSED: None

ABSENT: Ron Miller

Also Present: Jack Young (Future Board Member), Ryan Destro (BME Associates 2026-01), Jm McMullen (Coach and Equipment 2026-01), Bob Steward (Coach and Equipment 2026-01), Andrew Dixon (Planner Assistant), Jeffrey Ayers (Director of Planning)

CALL TO ORDER: Sutterby called the meeting at 7:00 pm with the Pledge of Allegiance

ANNUAL ORGANIZATIONAL ITEMS:

Vote on time and location of future Planning Board meetings:

After discussion, Steven Fulkerson made a motion to keep the meeting schedule unchanged, with meetings held on the fourth Thursday of each month at 7:00 p.m. In the event of conflicting holidays in November and December, meetings would be held on the third Thursday. The meeting location will remain in the Legislative Chambers unless a conflict arises. Jamie Landcastle seconded the motion. All were in favor. Motion approved.

Elections for Chair and Vice-Chair of the Planning Board:

Former Chair Sutterby recommended Sarah Purdy for Chair and Steven Fulkerson for Vice-Chair. Larry Strickland made a motion to elect Sarah Purdy as Chair and Steven Fulkerson as Vice-Chair. David Adam seconded the motion. All were in favor. Motion approved.

APPROVAL OF MINUTES:

A motion was made to approve the minutes from the December 18, 2025 meeting by Sutterby, seconded by Williamson. All in favor. Motion approved.

CONSIDERATION OF GML 239 REFERRALS

2026-01 Village of Penn Yan. Applicant, Jim McMullen. 130 Horizon Park Drive, Penn Yan, NY 14527. *Site Plan.* Applicant proposes the construction of a 66,000 sqft expansion of existing building and gravel parking lot.

Ryan Destro of BME Associates, responsible for construction and engineering, presented the project. He stated that the site is located within an industrial zoning district. The proposal includes the creation of 75 new parking spaces and an additional entrance to the site. The development currently spans three tax parcels, which are in the process of being combined into one parcel through Real Property Services. Mr. Destro also noted that the project complies with DEC stormwater management requirements.

Chair Purdy noted that the applicant has previously appeared before the Village of Penn Yan Planning Board and addressed all questions raised. It was also noted that an existing pole barn currently used for storage will be relocated south of the new construction, improving its placement and avoiding interference with the project.

Sutterby made a motion to the Board: That under GML 239 the application as presented has positive countywide impact. C. Gilman seconded. Strickland and Purdy abstained. 11 in favor. Motion approved.

2026-02 Town of Milo. Applicant, Town of Milo. N/A. *Other.* Applicant proposes the amendment to zoning law.

Following discussion, Planning Board members noted that commercial breeding operations are typically contentious topics. Fulkerson questioned the specific edits proposed, as they were unclear in the application. Williamson clarified that the highlighted sections of the submission represented the proposed amendments.

Fulkerson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Williamson seconded. All in favor. Motion approved.

2026-03 Town of Middlesex. Applicant, Christopher and Amy Ford. 5868 Woodlee Ct., Orchard Park, NY 14127. Site Address: 670 Fisher Road, Middlesex, NY 14507. *Site Plan.* Applicant proposes the renovation and select demolition of existing cottage. First and second floor additions: removal and rebuild of decks and porches: new septic system.

Adam stated that he reviewed the minutes from the Middlesex Planning Board meeting and noted that part of the renovation would move closer to the lake while another portion would move farther away. Due to these changes, the proposal will also require review by the Zoning Board of Appeals.

Fulkerson expressed concern that the proposed roof overhang could negatively impact the integrity of the lake by extending over the shoreline. He noted that approval without modification could set an undesirable precedent for other lakefront properties.

Fulkerson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact with the modification that the renovated deck be moved back to the proper setback or that the roof construction be disallowed to allow for unobstructed water flow along the shoreline. Landcastle seconded. All in favor. Motion approved.

COMMUNICATIONS:

- Town of Italy intends to act as Lead Agency for SEQRA purposes for the adoption of a local law regulating short-term rental facilities.
- Village of Penn Yan Planning Board intends to serve as Lead Agency for a coordinated SEQR review for a proposed 66,000 square foot addition to an existing bus manufacturing facility, along with related site improvements.
- Currently working on a GML 239 referral reference map that municipalities can use as a tool to determine what applications do or do not require referral to the Planning Board for review.

OLD BUSINESS: None.

MEMBER REPORTS:

- Fulkerson reported that the Town of Starkey is drafting a definition for data processing centers to be included under heavy industries, which are prohibited within the town.
- Adam noted that the Town of Middlesex Solar Law will return to the Yates County Planning Board following revisions by the town attorney.
- Ayers announced an upcoming training session on May 28 at Genesee Community College that will fulfill the annual training requirements of the Genesee Finger Lakes Regional Planning Council (GFLRPC).

NEW BUSINESS: None.

ADJOURNMENT: Fulkerson made the motion to adjourn the meeting at 7:47 p.m. C. Gilman seconded. All in favor.