

AGENDA
YATES COUNTY PLANNING BOARD
7:00 p.m., Thursday, February 26, 2026

County Office Building, **LEGISLATIVE CHAMBERS (2nd Floor)** – 417 Liberty Street, Penn Yan

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/QUORUM REPORT

2. APPROVAL OF MINUTES - (January 22, 2026, meeting)

3. CONSIDERATION OF GML 239 REFERRALS:

- ❖ **2026-04 Town of Starkey.** Applicant, Town of Starkey. 40 Seneca St, Dundee, NY 14837. Site Address: N/A. *Other.* Applicant proposes Town wide Solar Energy Local Law
- ❖ **2026-05 Town of Potter.** Applicant, Town of Potter. 1226 Phelps Rd, Middlesex, NY 14507. Site Address: N/A. *Other.* Applicant proposes to adopt a Comprehensive Plan developed with the assistance of the Town Planning Board/Zoning Board of Appeals.
- ❖ **2026-06 Village of Penn Yan.** Applicant, Laura Hart. PO Box 2, Penn Yan, NY 14527. Site Address: 100 Main Street, Penn Yan, NY 14527. *Special Use Permit.* Applicant proposes a short-term rental.
- ❖ **2026-07 Village of Penn Yan.** Applicant, Teresa Ortiz Gutierrez. 559 Liberty Street, Penn Yan, NY 14527. Site Address: 368 Clinton Street, Penn Yan, NY 14527. *Site Plan.* Applicant proposes to expand existing grocery store to include commercial kitchen for serving prepared food with seating inside and out.
- ❖ **2026-08 Town of Barrington.** Applicant, Town of Barrington. N/A. *Other.* Applicant proposes the deletion of the flag lot definition from the Comprehensive plan which is on page 5.
- ❖ **2026-09 Town of Middlesex.** Applicant, Ted Mountain. 14 Bridgen Ln, Pittsford, NY 14534. Site Address: 130 East Lake Road, Middlesex, NY 14507. *Special Use Permit.* Applicant proposes the construction of a new single-family residence with grading, drainage, erosion and sediment control, and new on-site wastewater treatment system.
- ❖ **2026-10 Town of Middlesex.** Applicant, Town of Middlesex. N/A. *Other.* Applicant proposes Local Law amending the Zoning Law of the Town of Middlesex to add regulations pertaining to Solar Energy Systems.

4. COMMUNICATIONS –

- ❖ Village of Penn Yan Notice of Intent to be Lead Agency for SEQRA Purposes Adoption of Updated Village Code.

5. OLD BUSINESS – NONE

6. MEMBER REPORTS – NONE

7. NEW BUSINESS – NONE