

DRAFT

YATES COUNTY PLANNING BOARD MEETING February 26, 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, Ron Miller

EXCUSED: None

ABSENT: None

Also Present: Andrew Dixon (Planner Assistant), Jeffrey Ayers (Director of Planning), John Sigmon (Future Town of Italy Representative), Jack Young (Future Village of Dundee Representative), Nathan Geertson (2026-11)

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

APPROVAL OF MINUTES:

A motion was made to approve the minutes from the January 22, 2026 meeting by Strickland, seconded by Williamson. All in favor. Motion approved.

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

Steven Fulkerson explained that the proposed law permits Tier 1 and Tier 2 systems (personal use and certain business wattage levels), establishes guidelines for Tier 3 systems, and prohibits Tier 4 systems. The Town Board will be responsible for adopting the code.

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

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.

Edward Gilman noted that the Planning and Zoning Boards have been working on the Comprehensive Plan for the past two years. He also stated that the previous Comprehensive Plan was last revised in the late 1960s or early 1970s.

Landcastle made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. Williamson seconded. E. Gilman abstained. 13 in favor. Motion approved.

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.

Larry Strickland stated that he recently spoke with Village officials regarding parking limitations at this location. The site relies solely on municipal parking spaces, which are limited and restricted to 12-hour parking. He noted ongoing discussions within the Village about potentially assigning parking spaces to specific businesses or residences to better regulate short-term rental impacts.

Board members acknowledged that parking regulation is primarily a Village-level issue, as each town and village within the county maintains its own short-term rental regulations, including parking limitations tied to factors such as the number of bedrooms.

Fulkerson made a motion to the Board: That under GML 239 if the application follows all short-term rental regulations within the Village it has no significant countywide impact. Hullings seconded. Strickland and Purdy abstained. 11 in favor. Motion approved.

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.

Planning Board members noted that the work is primarily internal and does not alter the structural integrity of the building.

Fulkerson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. C. Gilman seconded. Purdy and Strickland abstained. 11 in favor. Motion approved.

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.

Danielson stated that he contacted the Town Office and was informed that, in order to amend the Town Law regarding flag lots, all references to "flag lots" must be removed from the Comprehensive Plan. Director of Planning Ayers added that, to his understanding, the amendment appears intended to allow for additional land development within the Town.

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

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.

David Adam noted that the application was also before the Zoning Board of Appeals on February 26, 2026, due to the proposed construction of a retaining wall. He stated that although the property is located on a steep slope, the project is not expected to negatively affect the character of the surrounding area.

Fulkerson made a motion to the Board: That under GML 239 the application as presented has no significant countywide impact. E. Gilman seconded. Adam abstained. 12 in favor. Motion approved.

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.

This Referral was withdrawn and will be presented to the planning board at a later date.

2026-11 Town of Jerusalem. Applicant, Nathan Geertson. 3041 Italy Friend Road, Branchport, NY 14418. *Special Use Permit.* Applicant proposes a special use permit for an automotive repair shop.

The applicant was present and stated that the property will be used for automotive repair as well as farm machinery repair. The applicant intends to register the business with the Department of Motor Vehicles and obtain the required insurance coverage.

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

COMMUNICATIONS:

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

OLD BUSINESS:

- Steven Hullings reported that the solar farm projects in the Town of Benton (Town of Benton 2025-50 & Town of Benton 2025-51) were both approved by a supermajority vote after meeting all applicable requirements.

MEMBER REPORTS: None

NEW BUSINESS:

- LULA training will be held on April 27 at the Yates County Office Building Auditorium from 6:00–7:30 p.m.
- The Genesee Finger Lakes Regional Planning Council will offer a training session on May 28 in Batavia.

ADJOURNMENT: Adam made the motion to adjourn the meeting at 7:50 p.m. E. Gilman seconded. All in favor.