

## **Planning Board Minutes – January 22, 2024**

Meeting called to order at 7:00 PM by Chairman George Dowse in the Town Hall meeting room at 56 Geneva Street, Dresden, NY.

**Present:** George Dowse, Floyd Hoover, Robert Miller, Michael Warner; excused: Ellen Campbell

**Others Present:** Grant Downs, Gary McIntee, Roseann Blauvelt, Joseph Ostreski, James Hillmire  
Chairman led the Pledge of Allegiance.

### **New Business:**

**Area Variance, AV24-1:** Applicant: Roseann Blauvelt, 852 . State Route 54, Penn Yan, NY 14527.  
Applicant requests an 11.5" front setback variance to construct a porch 38,5" from the front property line. Variance would be in keeping with the nature of other structures in the area and pose no burden on area property owners.

Motion to recommend approval: Hoover, second by Warner. Motion carried 4-0.

**Lot Line Adjustment, SD24-1:** Applicant: James Hillmire, Crow's Nest Road, Penn Yan, NY 14527.  
Applicant wishes to make a minor lot line adjustment. A discussion of the resulting "flag lot" and the required width of the "pole" occurred. No specific requirement was discovered by the Planning Board, issue will be discussed with Dwight James, Code Enforcement Officer, to verify compliance.

Motion to approve pending CEO review: Miller, second by Hoover. Motion carried 4-0.

### **Old Business:**

**Aurora Acoustical Greenidge Sound Test Report:** Dated 1/12/2024. A brief discussion of the results occurred. It appears that sound levels were in compliance with the town's noise ordinance. A full review and discussion was deferred to the 2/26/2024 Planning Board meeting so there could be full Planning Board attendance and greater input from town residents.

**Proposed Cannabis Regulations:** Still awaiting final state regulations. The town will have to establish an overlay district for acceptable locations of dispensaries and consumption sites.

**Committee report: Yates County Planning Board (Dowse):** The Village of Penn Yan is proposing a limit on short-term rentals, which will be presented to the YCPB this month. The Village currently has a moratorium on new STR approvals. Mr. Dowse will bring feedback to the next Torrey Planning Board meeting.

**Announcements:** Mr. Dowse reiterated the upcoming LULA training information that will occur in May and June. Specifics are contained in the December 18, 2023 PB minutes.

**Motion to Adjourn:** Hoover, seconded by Warner. Motion carried 4-0, Chairman Dowse adjourned the meeting at 8:09 PM.

Respectfully submitted,

Robert Miller, Planning Board Vice Chairman