Town of Yates
Regular Planning Board Meeting
June 4, 2026

Chairman Richard Kurz called the Regular Planning Board Meeting to order at 7:00 pm at the Town of Yates, 8 S. Main Street, Lyndonville, NY 14098.

Those Present: Richard Kurz, Chairman of Planning Board
Ralph Smith, Planning Board Member
Gary Daum, Planning Board Member
Joanne Suhr, Planning Board Member
Ed Urbanik, Planning Board Member
Dawn Metty, Deputy Clerk
Larry Wolfe

Chairman Richard Kurz entertained a motion to accept the minutes from the March 5, 2026 Planning Board meeting.

RESOLUTION # 13-6/26

RESOLUTION TO ACCEPT THE MINUTES FROM THE MARCH 5, 2026 PLANNING BOARD MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the March 5, 2026 Planning Board meeting as presented to each board member.

Offered by: Ralph Smith
Seconded by: Gary Daum

Votes: 5 Ayes (Smith, Daum, Suhr, Urbanik, Kurz); 0 Nays

Chairman Richard Kurz – This meeting is for a special use permit on Marshall Road for Barbara Kiefer. The Planning Board granted her a special use permit for a dog kennel; now she wants to board dogs. Code Enforcement Officer Dave Reese inspected her property.

Gary Daum read the letter from Code Enforcement Officer Dave Reese that states by Resolution number 8-8/16, the Town of Yates Planning Board resolved to issue a Special Use Permit to operate a dog kennel at 1727 Marshall Road, Lyndonville, New York. All rules and regulations of section 240-14 and 240-29 must be complied with. The kennel is a separate dwelling and or building and not part of a residence occupied by a person or a human being. The kennel is maintained for commercial or non-commercial purposes for a continuous period of 24 hours or more. The applicant is compliant and is requesting only a name change to Country Home Kennel for dog boarding and kennel. I, David Reese, CEO for the Town of Yates, inspected the residence and completed a 1203 New York Fire and Safety Inspection May 6, 2026. David Reese, CEO of the Town of Yates.

Chairman Richard Kurz - The last time we accepted and approved her Special Use Permit, there was no one here in attendance. I can't see why we have to go through a Public Hearing.

Gary Daum - I wouldn't think just to change the name.

Chairman Richard Kurz – There have never been any complaints about the kennel from the neighbors.

Gary Daum - There's nobody there. Across the road are cows and open field.

Chairman Richard Kurz – Dave Reese said most of the time, the dogs are only there one or two days.

Gary Daum - I've never heard any complaints from any other people in the neighborhood one way or the other.

Chairman Richard Kurz entertained a motion to accept the name change.

RESOLUTION # 14-6/26

RESOLUTION TO ACCEPT THE NAME CHANGE AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the name change as presented to each board member.

Offered by: Ed Urbanik
Seconded by: Gary Daum

Votes: 5 Ayes (Urbanik, Daum, Smith, Suhr, Kurz); 0 Nays

Chairman Richard Kurz asked Gary Daum if he had anything from the Orleans County Planning Board Meeting.

Gary Daum spoke about a few items from the county planning board meeting and the upcoming training in Albion at the Hoag Library.

No further business

Chairman Richard Kurz entertained a motion to adjourn the meeting.

Offered by: Gary Daum
Seconded by: Ralph Smith
Votes: 5 Ayes (Daum, Smith, Suhr, Urbanik, Kurz); 0 Nays