Town of Yates
Regular Planning Board Meeting / Public Hearing
January 7, 2016

Chairman Donald Lamay called the Regular Planning Board Meeting to order at 7:15 pm, at the Town of Yates, 8 S. Main Street, Lyndonville, NY 14098.

Those Present:
Donald Lamay, Chairman of Planning Board
Ed Urbanik, Planning Board Member
Ralph Smith, Planning Board Member
Richard Kurz, Planning Board Member
Mark Hughes, Planning Board Member
Dawn Metty, Deputy Clerk
Dan Wolfe, Code Enforcement Officer
Larry Wolfe, Resident
Carl Stauffer, SUP Applicant
Gary Daum, ZBA Chairman
Howard Pierce, Property Owner

MINUTES:
Chairman Donald Lamay entertained a motion to accept the minutes from the December 3, 2015 meeting.

RESOLUTION # 1-1/16

RESOLUTION TO ACCEPT THE MEETING MINUTES FROM THE DECEMBER 3, 2015 MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the meeting minutes from December 3, 2015 as presented to each Board Member.

Offered: Ralph Smith
Seconded: Mark Hughes

Votes: 5 Ayes (Lamay, Urbanik, Kurz, Smith, Hughes); 0 Nays

Chairman Donald Lamay asked what the County meant by "junkyard".

Dan Wolfe – The County used aerial imagery which unfortunately showed what the property looked like when the previous owners lived there. The County will pick on that. Carl is aware and has picked up around the property and will be encouraged to continue to keep cleaning up. The pictures were taken quite some time ago, so they are out dated. According to the DEC solid waste can be buried on your own property.

Ralph Smith – Has Mr. Stauffer seen the County recommendations?

Dan Wolfe – No

Dan Wolfe – He should have no stored parts outside, they should be screened.

Ralph Smith – Should he remove the green house?

Ed Urbanik – If he plans to use the greenhouse, he should replace the plastic.

Chairman Donald Lamay called the Public Hearing to order at 7:30 pm

Chairman Donald Lamay – The purpose of this public hearing is for a special use permit application submitted by Carl Stauffer for a Home Business Class A to operate a small engine & appliance repair and new appliance sales.

Chairman Donald Lamay went over the SEQR form and the County recommendations.

Dan Wolfe explained the County recommendations. If the greenhouse is going to be used, it needs new plastic. I know you have been extremely busy but please when you have a chance continue to clean up.

All of the board members commended on how Mr. Stauffer has done a good job so far on the cleanup process.

Dan Wolfe suggested the board have a stipulation that any unused machines be screened from view.

There were no other questions or concerns.

Chairman Donald Lamay entertained a motion to close the public hearing.

Offered: Ralph Smith
Seconded: Mark Hughes

Votes: 5 Ayes (Lamay, Smith, Hughes, Urbanik, Kurz); 0 Nays

Reconvened regular meeting

Chairman Donald Lamay entertained a motion to approve Carl Stauffer's special use permit with the following conditions 1. Screen unused items 2. Replace/remove plastic on greenhouse 3. Continue to cleanup and 4. Dispose of any pesticides.

Offered: Ed Urbanik
Seconded: Mark Hughes

Votes: 5 Ayes (Lamay, Urbanik, Hughes, Kurz, Smith); 0 Nays

Dan Wolfe asked if Mr. Stauffer was going to farm.

Carl Stauffer – Yes, berries. They will be sold at auction. Not big on produce. May at some point have a road side stand.

The board wished Mr. Stauffer luck with his new business.

Chairman Donald Lamay asked if there was anything else.

Dan Wolfe let the board know that Atwater did sell at auction and it was a Canadian company that bought it.

NO FURTHER BUISNESS WAS DISCUSSED

MEETING ADJOURNED