Town of Yates
Regular Planning Board Meeting / Public Hearing
June 2, 2022

Ed Urbanik 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:	Ed Urbanik, Planning Board Member Mark Hughes, Planning Board Member Ralph Smith, Planning Board Member Gary Daum, Alt. Planning Board Member Dawn Metty, Deputy Clerk Joel Horst, SUP Applicant Larry Wolfe
Those Absent:	Richard Kurz, Chairman of Planning Board Joanne Suhr, Planning Board Member

MINUTES:

Chairman Richard Kurz was unable to attend the meeting; Ed Urbanik sat in for him.

Ed Urbanik entertained a motion to accept the minutes from the April 7, 2022 planning board meeting.

RESOLUTION # 06-6/22

RESOLUTION TO ACCEPT THE MINUTES FROM THE APRIL 7, 2022 PLANNING BOARD MEETING AS PRESENTED TO EACH BOARD MEMBER

RESOLVED, to accept the minutes from the April 7, 2022 planning board meeting as presented to each board member.

Offered by: Mark Hughes
Seconded by: Ralph Smith

Votes: 4 Ayes (Hughes, Smith, Daum, Urbanik); 0 Nays

Ed Urbanik asked Joel Horst to explain his proposed business.

Joel Horst – Selling for Keystone Mills. Products such as bagged animal feed, wood pellets and some misc. items. Open half day Saturdays maybe 1 evening a week, would be small scale.

Ralph Smith asked how big of a sign he has.

Joel Horst – Just under 2 ft.by maybe 80 inches.

A question regarding the driveway was asked and noted that the crushed stone driveway is new since applicant's original appearance before the Board. It includes a turnaround.

Joel Horst – Did widen the driveway for trucks, plan on making the back bigger for parking.

The zoning regulations of signs were discussed. Applicant's sign (installed prior to Board approval of Special Use Permit) is close to minimum setback from town road right of way. Code Enforcement Officer may need to verify the sign meets code setback.

Adjourned regular meeting for the purpose of conducting a Special Use Permit hearing.

Ed Urbanik called the public hearing to order at 7:15 pm.

There were no public comments or questions.

Closed public hearing and reconvened the regular meeting.

Ed Urbanik entertained a motion to approve the special use permit for a Home Business Class B for Joel Horst to sell bagged animal feed and misc. related items.

RESOLUTION# 07-6/22

RESOLUTION TO APPROVE THE SPECIAL USE PERMIT FOR A HOME BUSINESS CLASS B FOR JOEL HORST TO SELL BAGGED ANIMAL FEED AND MISC. RELATED ITEMS AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to approve the special use permit for a Home Business Class B for Joel Horst to sell bagged animal feed and misc. related items as presented to each board member.

Offered by: Mark Hughes
Seconded by: Ralph Smith

Votes: 4 Ayes (Hughes, Smith, Daum, Urbanik); 0 Nays

Round table discussion about: 1. Upcoming training to be presented by the Orleans County Planning Board at the Hoag Library. 2. State of Air B 'n' B's particularly in the special lake shore zone.

NO FURTHER BUSINESS WAS DISCUSSED

Ed Urbanik entertained a motion to adjourn the meeting.

Offered by: Mark Hughes
Seconded by: Gary Daum

Votes: 4 Ayes (Hughes, Daum, Smith, Urbanik); 0 Nays