Town of Yates
Regular Planning Board Meeting
March 20, 2024

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 Mark Hughes, Planning Board Member Ralph Smith, Planning Board Member Joanne Suhr, Planning Board Member Gary Daum, Alt. Planning Board Member Dawn Metty, Deputy Clerk Benjamin Stauffer, SUP Applicant Brandon Auker Larry Wolfe
Those Absent:	Ed Urbanik, Planning Board Member

MINUTES:

Chairman Richard Kurz – Here tonight for a special use permit application submitted by Benjamin Stauffer. He is applying for a Class B Home Business to manufacture kitchen cabinets. The property is located on the corner of Roosevelt Hwy. and Morrison Rd. The driveway is going to be located off of Morrison Rd instead of Roosevelt Hwy, which will make it a safer access in and out. There is a small building that contains a small diesel engine to keep it quieter. This business was located at Kevin Brubacker's property and is now being moved to Benjamin Stauffer's property.

Ralph Smith asked about the frontage and the neighbor to the east.

Benjamin Stauffer – A map has been included in the application that shows the distances and Mark Zimmerman is the neighbor to the east, he is a good distance away.

Chairman Richard Kurz entertained a motion to accept Benjamin Stauffer's Site Plan.

RESOLUTION # 01-3/24

RESOLUTION TO ACCEPT BENJAMIN STAUFFER'S SITE PLAN AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept Benjamin Stauffer's Site Plan as presented to each board member.

Offered by: Ralph Smith
Seconded by: Mark Hughes

Votes: 4 Ayes (Smith, Hughes, Suhr, Kurz); 0 Nays

Chairman Richard Kurz entertained a motion to forward Benjamin Stauffer's Special Use Permit to the Orleans County Planning Board.

RESOLUTION # 02-3/24

RESOLUTION TO FORWARD BENJAMIN STAUFFER'S SPECIAL USE PERMIT TO THE ORLEANS COUNTY PLANNING BOARD AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to forward Benjamin Stauffer's Special Use Permit to the Orleans County Planning Board as presented to each board member.

Offered by: Ralph Smith
Seconded by: Mark Hughes

Votes: 4 Ayes (Smith, Hughes, Suhr, Kurz); 0 Nays

Chairman Richard Kurz entertained a motion to accept Benjamin Stauffer's SEQR Form.

RESOLUTION # 03-3/24

RESOLUTION TO ACCEPT BENJAMIN STAUFFER'S SEQR FORM AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept Benjamin Stauffer's SEQR Form as presented to each board member.

Offered by: Mark Hughes
Seconded by: Ralph Smith

Votes: 4 Ayes (Hughes, Smith, Suhr, Kurz); 0 Nays

Next Richard Kurz asked Brandon Auker what he would like to do with his existing business.

Brandon Auker – would like to expand cooler and freezer space. Do not have enough room for meat. If a client cannot pick up their meat when they are supposed to then I have to move it around to make room for the next.

It was decided that the business is not changing only the size of the building, a variance is needed therefore it will go to the zoning board.

Chairman Richard Kurz mentioned that it will not interfere with any neighbors.

Chairman Richard Kurz entertained a motion to accept the decision from the Zoning Board to expand the building for Brandon Auker.

RESOLUTION # 04-3/24

RESOLUTION TO ACCEPT THE DECISION FROM THE ZONING BOARD TO EXPAND THE BUILDING FOR BRANDON AUKER AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the decision from the Zoning Board to expand the building for Brandon Auker as presented to each board member.

Offered by: Mark Hughes
Seconded by: Ralph Smith

Votes: 4 Ayes (Hughes, Smith, Suhr, Kurz); 0 Nays

Chairman Richard Kurz mentioned that Kevin Brubacker's special use permit will now be a woodworking business under his own name.

Gary Daum mentioned to the board that there will be training coming up in June at the library in Albion. It will be 4 hours of credit. He also mentioned that the County is looking into on line training for those who can't make it to a class.

NO FURTHER BUSINESS WAS DISCUSSED

Chairman Richard Kurz entertained a motion to adjourn the meeting.

Offered by: Joanne Suhr
Seconded by: Mark Hughes

Votes: 4 Ayes (Suhr, Hughes, Smith, Kurz); 0 Nays