

Village of Penn Yan Planning Board Meeting Minutes

Village Hall Main Board Room, 111 Elm Street

December 6, 2021 at 7:00 PM

Present: Chair Stan Olevnik, Vice Chair Jean D'Abbracci (left at 8:00 PM), Mike Clancy, Sarah Purdy, Sarah Vestal (arrived at 7:15 PM), Larry Strickland, Trustee Ray Spencer, Secretary Katie Tomlinson, DPW Director Melissa Gerhardt, DPW Deputy Director, Brett McMichael, Mayor Leigh MacKerchar, CEO Jamie Kincaid, Attorney Ed Brockman, Clerk Treasurer Gary Meeks, Clark Treasurer Holly Easling, Trowbridge Wolf Michael Project Manager James Fruechtl.

Absent: Austin Lapp

Public Present: Teresa Vivier, John Vivier, David Smith, Phil Rahr

Motion by Jean D'Abbracci to approve the September 13, 2021 minutes seconded by Sarah Purdy and carried all were in favor.

Downtown Revitalization Project Presentation

Trowbridge Wolf Michael Project Manager James Fruechtl presented on the three project components designed to enhance the pedestrian experience; parks and trails, Wagener and Water Streets and Maiden Lane and Main Street.

Comments/questions from public:

- Will Indian Pines trail connect back to Elm Street? Not at this time.

Comments/questions from board:

- Connectivity to Elm Street is cost prohibitive.
- Will Maiden Lane remain open to automobile traffic? Yes.
- Will Firehouse Lane remain open? Yes.
- Will the Village be careful not to disturb wildlife habitat along the waters edge? Yes, except where installation of docks.
- When is the Outlet going to be dredged? The Village anticipates applying to the Army Corp of Engineers for a dredging permit within the next year. The process is slow and the cost high, funding will need to be found.
- Are trees the only improvement on Main Street considered in the project? Yes, however the need for sidewalk replacement is recognized and will be considered, funding is not available. Sidewalk improvement was stressed as important.
- Is this project with DRI funding? Yes, all work is within the funding budget.
- When will it begin? The permitting process will begin March/April 2022 with construction planned for early 2023, continuing in early 2024.

Motion by Sarah Vestal to adopt the following resolution seconded by Jean D'Abbracci and carried all in favor.

“RESOLVED, that in accordance with the New York State Environmental Quality Review (SEQR) regulations, the Village of Penn Yan Planning Board hereby announces its intent to serve as Lead Agency to conduct an environmental review of the Village of Penn Yan Pedestrian Enhancements Project. The project components include park revitalization at Indian Pines Park and Lake Street Park and expansion of trail connections and construction of marsh overlooks at Indian Pines Park and Elm Street Park. Additionally, the project includes enhancement of roadways, parking areas and streetscapes in downtown Penn Yan’s Water Street/Wagner Street and Maiden Lane/Main Street corridors.

FURTHER RESOLVED, the Village of Penn Yan Planning Board has determined that the proposed action is a Type 1 action as defined under SEQR; and, be it

FURTHER RESOLVED, the Village of Penn Yan Planning Board has commissioned LaBella Associates, D.P.C. to prepare Part 1 of the Environmental Assessment Form regarding the project.

FURTHER RESOLVED, the Village of Penn Yan Planning Board will notify the Involved and Interested Agencies of its intention to act as Lead Agency for this project and will provide them with a copy of the completed Part 1 of the full Environmental Assessment Form for review during the 30-day comment period.

Site Plan Review – Gameboard Pub, 1 Basin Street

Teresa and John Vivier were invited to describe their plans for “Gameboard Bar & Pub.” They will offer hundreds of games, game competitions, food and beverage. The atmosphere will be family friendly. They envision small band and comedy show performances on an outside patio. The patio will be made of stamped concrete in checker board style for large scale play. They will apply for beer, wine and cider alcohol licensing from the State.

Motion by Sarah Purdy to open public hearing seconded by Jean D’Abbracci and carried all in favor.

Comments from the public

None

Motion by Jean D’Abbracci to close public hearing seconded by Sarah Purdy and carried all in favor.

Discussion

Handicapped ramp can remain at 1 and 10 because it is a level 2 alteration. Safety concerns for the proposed patio were voiced because of its close proximity to a 10’ driving right-of-way. Bollards and/or a steel railing system construction of the patio combined with an exit aligned with the sidewalk or away from driving right-of-way are proposed for increased safety. Consideration for moving the patio back an additional two or three feet to allow for a greater distance from the driving right-of-way. In order to remain a “Business Use,” the total number of people has to stay under 50, no more than 49.

Department Head Discussion

- Will any demolition be proposed? No.
- Garbage? A dumpster is planned for pad at back of building, near rear door.
- Add water, sewer and storm drainage to site plan.
- Will there be any proposed parking? No. Village parking lot will be used.
- Grease trap? One is in place.
- Handicapped ramp can remain the same as a level two alteration.
- The building is accessible by fire trucks.

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- The GML 239 Referral application as presented has no countywide impact.

Site plan review checklist

- No significant change in existing electric or water needs
- Add water, sewer and storm drainage to site plan
- Lighting to be determined, needs to be dark-sky code compliant
- 4-5 employees
- Phase 2, patio and work on the outside of the building is planned for spring. Soft opening is planned for mid to end of January 2022.
- Backflow preventer is required.

Short Environmental Assessment Form

Motion by Mike Clancy to designate the Planning Board as lead agency seconded by Sarah Purdy and carried all in favor.

There were no questions or concerns with Part 1.

The Planning Board's final determination was that the proposed action will not result in any significant adverse environmental impacts.

Motion by Sarah Purdy to adopt SEQR seconded by Sarah Vestal and carried all in favor.

Motion by Sarah Vestal to approve the application with conditions – modify site plan map to show laterals, railings on patio and exit from patio will be from the west – seconded by Sarah Purdy and carried all in favor.

Other business

Jean thanked the board and apologized for having to leave early. The mayor thanked Stan for all he's done for the Village.

Motion by Sarah Vestal to adjourn at 8:20 PM seconded by Sarah Purdy and carried all in favor.

Submitted by Katie Tomlinson