

## **Planning Board Minutes – December Monthly Meeting**

**December 15<sup>th</sup>, 2025** meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:00PM by Chairman George Dowse

**Present:** Chairman George Dowse, Robert Miller, Floyd Hoover, James Warner  
Chris Hansen, Dwight James, Vanessa Goff

**October minutes** Motion by Bob 2<sup>nd</sup> Floyd to approve the amended October minutes carried.

**Subdivision Application SD25-2:** Applicant: Climbing Bines Hop Farm LLC, 511 Hansen Point Rd, Penn Yan NY, 14527; Parcel ID # 5.03-1-19.1: Site Address: 490 Hansen Point Rd, Penn Yan, NY 14527. Applicant proposes to subdivide 1.121 acres from the original 9.78-acre parcel.

Yates County Planning Board on November 20, 2025, recommended approval of this application as it has no countywide impact.  
Motion by Bob 2<sup>nd</sup> by Floyd, to approve this sub-division 1.121 acres from the original 9.78 acre parcel at 490 Hansen Pt Rd TM 5.03-1-19.1 carried

**Subdivision/Lot Line Adjustment:** SD25-3: Applicant: Marvin Nolt, 1064 City Hill Rd., Penn Yan NY 14527; Property Owner: Titus Nolt, 1022 City Hill Rd, Penn Yan, NY 14527. Applicant wishes to make a lot line adjustment moving approximately 22 acres of agricultural land from 52.1 acre Parcel ID# 51.04-1-5, to Parcel ID # 51.03-1-2.1.

This lot line adjustment will square out the parcel which was section off by previous owner.

Motion by Floyd 2<sup>nd</sup> Jim, this application is exempt from a Sub-division review as it is a lot line adjustment, carried by all.

**Short term rental law 98.127 review/update.** The town board wishes to raise the number of STR permits allowed from 10 to 15% of the number of single-family residences. Discussion of any other change recommendations.

Dwight James stated the permitted use sections of the zoning law must be updated. Light manufacturing is growing, Light industry needs to be defined, and auto repair is not allowed in Ag District, to point out a few. He will do more research with other draft laws for next meeting.

George thanked Bob for his service to the planning board, accepting his resignation effective 12/31/2025 . Bob is the Councilman elect and will take that seat 1/01/2026.  
Congratulations Bob.

There being no further business before the board for 2025, Bob made a motion 2<sup>nd</sup> Jim to adjourn, carried at 7 :50PM

Respectfully submitted  
Betty Daggett

DRAFT