

Town of York- Planning Board Meeting
Minutes for March 16, 2010

Present: Dave Russo, Frank Rose Sr.(1st alternate), Heather Grant(2nd alternate), Mark Vitale, Robert Susz, Dave Nagel

Absent: Joe McIlroy

Others: Gerald Deming, David Deuel, George Worden, Frank Rose Jr., Carl Peter, Gary Wall, Mike & Heather LoBello

Chairman Dave Russo called the meeting to order at 6 p.m. and asked the board to read through the minutes for the approval of both the January and February minutes.

- Rob Susz asked if the start date for the empty buildings at the Retsof plaza had been recorded in the event they were vacant for 12 months. Carl Peter said the bank moved out February 15, 2010. Frank Rose Sr. had issue with the plaza – only deli and gas station needed a special use permit. Need to discuss at a future meeting.
- Rob said Dollar General fixed the light issue yesterday.

Motion: Dave Nagel moved to accept both minutes, Mark Vitale seconded, 5 yes, 0 no,

Dave Russo said we were going to discuss planning board duties but since this will be a quick meeting will skip this and continue at the next meeting.

Dave Russo passed out a Special Use Permit checklist draft that he put together for the board's review. Need to make sure it supports section 804 of the Zoning. Thought it might help with tonight's special use permit request.

- Carl Peter brought the special use permit to the planning board.
- In Zoning doesn't specify new building
- Rob Susz – regarding 4 B, C, & D someone could renovate an existing building (#905)
- Only a draft so look it over for future meeting.

Carl Peter has adapted Geneseo's Special Use Permit for York for the LoBello's to fill out. It includes an Agricultural Data Statement and SEQR. Applicant fills out page one of SEQR and Planning Board does second page

Mike LoBello asked if he had to fill out the Ag Data Statement. Carl Peter said yes if within 500 feet of agricultural land. Carl not sure that it's close to ag district.

Dave Nagel thought Gates land across the street is ag. Frank Rose Sr. did not think so.

Carl Peter said it would be depend on how you measure it. Gary Wall's property butts up to the old Silfies house. It's 260 feet.

Dave Nagel said if it's close, fill it out to cover your base. The corner is commercial.

Will schedule public hearing for April 6 for the LoBellos automobile repair shop. Two hearings will be needed. One at 7 p.m. to rescind the previous approval and the second for the automobile repair shop at 7:10 p.m.

Dave Russo – we can give our decision after the public hearing with Planning Board's approval.

Jerry Deming – because it's a state road it has to go to the county and a SEQR needs to be done for the county.

Mike LoBello asked what if the state license comes before he can open. Carl Peter said there isn't a problem – nothing says you have to open by a certain date.

County Planning Board will meet April 8. All paperwork needs to go to the County Planning Board by the 31st for their meeting in April.

Gary Wall asked about parking and said he asked to be on agenda in January.

Dave Russo said Gary was not on the agenda in January.

A check of \$150 made out to Town of York before the ad for the public hearing goes to the paper for March 25.

The board will approve the application at a special meeting March 23 at 7 p.m.

Frank Rose Sr. – The store has no parking and concern that nothing was questioned about the gun store going in by the Landing but everything on the south end of town is always questioned. What about parking for the gun store? Things are kosher in this town and some people get away with everything and others get the shaft.

Dave Russo – the reason we're going through this is because the new Zoning went into effect in February 2009. It doesn't need a special use permit there.

Carl Peter – It's hamlet commercial it's a permitted retail office (a store which is a permitted use) and parking isn't addressed (p 19 - #404)

Gary Wall asked about parking at his place of business in Greigsville. Carl said apartments have two spaces each. Gary's map shows other parking.

Carl Peter said the county will ask if there is enough parking and Gary has a plan. Gary said the residential parking are spots marked one and two on the map. Carl recommended Gary highlight the different businesses in different colors.

Jerry Deming – said that so Mr. Wall would understand automotive service stations, #605 lists what can be done and not done.

Dave Nagel left to go to School Board meeting making Heather Grant the 5th voting member of the board.

The Board read through #605 of Zoning.

The LoBellos were given a copy of p. 55 (#605) of the Zoning telling what they can or can't do.

Carl Peter said Mike LoBello is using the existing sign that is there and if he was to put up a new sign it would fall under the sign issue.

Dave Russo asked for any questions – there were none.

Motion to adjourn by Frank Rose Sr., seconded by Heather Grant; 5 yes, 0 no - meeting adjourned at 6:50 pm.

Respectfully submitted,
Donna Falkner, Secretary