

York Town Planning Board Meeting
November 25, 2014

Present: Dave Russo, Carl Peter, Joe McIlroy, Dave Dermody, Mark Vitale, Heather Grant, Matt Vanderbrook, Jerry Sturm

Mr. Russo called the meeting to order at 7:07 pm

Wind turbine is slightly taller than the zoning allows. Mr. Vanderbrook explained that this added height would allow for better electric production- this is imperative for this project because they are entering into a leasing agreement where they need to produce more electricity to make it beneficial for company they will lease from. United Wind will be taking care of installation costs and Hospital will pay them monthly fee and receive energy from the wind.

Mr. Dermody asked how this can be considered an agricultural project. Clarified that this is a qualifying project because it is located in an ag zone.

Clarification of waiver on sound of wind turbine- waiver requested because no homes on property lines. Planning board would like the turbine to meet the sound requirements if we are to pass a special use permit.

Setbacks on property line also need variance- 10' too close to North line. This will be reviewed by zoning board.

Carl explained: Planning board decide if Town Board should create wind overlay zone and any other recommendations on the project. Zoning board needs to review height and sound issues. All issues reviewed by County Planning before final approval.

Joe McIlroy- made motion to recommend to the Town Board that we issue a wind overlay zone for this project siting recommendations made by the Planning Board (he will be moving the site of the turbine by 10ft to fall within setback limits also agricultural references taken out and adhere to all variances made by zoning if necessary). Dave Russo second. All in favor. Motion is passed. Letter will be submitted to the Town Board and County- letter to County by Dec. 3rd...

Planning Board will reconvene in January for review of info from County and Town. Plan to have Public Hearing and Final Site Plan Review by February meeting.

Meeting adjourned at Joe made motion to close, Heather second. All in favor. Closed meeting at 8:14 pm.