

Planning Board Minutes
October 13, 2015

Present:

PB: Joe McIlroy, Dave Russo, Chris McLouth (2nd alternate), Frank Rose Sr. (1st alternate), Heather Grant, David Dermody

Others: Jim Campbell, Carl Peter, David & Sandra Sliker, Renee & William Young, Carol Rose

Chairman McIlroy called the hearing to order at 7 p.m. and asked for comments from the public. There were no comments.

Chairman McIlroy led the Pledge of Allegiance

Mr. Dermody moved to approve the September 8, 2015 minutes, Mr. Russo seconded, Carried, 5-0.

Mr. Campbell –

- Division by Rt. 36 causes partial problem
- Can't create a lot that does not have access to it – problem is the partial non-conforming parcel C has no road frontage
- Being landlocked is another – can provide access by easements

Renee – there's only one crossing to parcel C across the railroad. Partial A (trailer lot) is in the residential zone and has 150 feet of road frontage.

Mr. Sliker asked if a possible solution was to take a 30 ft. section off A where trailer sets connecting C to D across Rt. 36.

Mr. Campbell -a note would have to be put on the map.

Mr. Sliker said there is access in the deed across the railroad – the right of way will be deeded.

On the map

1. Parcel C1 & C2 are being combined to provide adequate frontage for Parcel C1 using the road frontage of Parcel C2 along NYS Rt. 36; the 30 ft. swath to be part of Parcel C1.
(Mr. Peter said west side- residential, east side agricultural except ball fields)
2. List recorded easement information on the map

Will hold a special meeting, October 20 at 7 pm. Mr. Sliker will be returning with an updated map.

Mr. Rose move to adjourn the public hearing at 7:30 pm, Mr. Russo seconded, all in favor, carried 5-0.

Mr. McIlroy brought up the Galbraith subdivision – if we had signed it, it would have been a non-conforming lot. As long as they merge the two parcels, then we would have a map to sign.

Mr. Peter asked how do we keep from forming non-conforming lots in a subdivision?

A letter could be sent to the county clerk's office asking that any division of property in the Town of York require a signature of the Code Enforcement Officer or Chairman of the Planning board. Copy in real property tax services.

Mr. Rose moved to send the letter, Mrs. Grant seconded, all in favor, carried 5-0.

Mr. Campbell explained that to file a map you need a mylar, but to record a map you only need a paper map.

For the November 16 meeting read subdivision code carefully and mark things needed to be reviewed. (Livonia & Avon examples are on line).

Mr. Dermody moved to adjourn the meeting at 8:25 pm, Mr. Rose seconded, all in favor, carried 5-0.

Respectfully submitted,
Donna Falkner