

Planning Board Meeting- Town of York
December 12, 2017

Present: Joe McIlroy (Chair), Chris Wall, Davies Nagel (alt)

Others: Donna Falkner, Alex Mead

7 pm – Chris moved to open the public hearing for Alex Mead, Mr. Nagel seconded, all in favor, carried.

Yes – 3 No - 0

Mr. McIlroy stated that Mr. Nagel will have voting privileges tonight to meet the quorum for the hearing. Mr. McIlroy read the ad for the hearing:

**TOWN OF YORK PLANNING BOARD
LEGAL NOTICE OF PUBLIC HEARING**

On Tuesday, December 12, 2017, at 7 p.m., the Planning Board will hold a public hearing for a proposed site plan and a special use permit for Alexander Mead to operate a home occupation outside the primary residence. All are welcome to attend.

Mr. McIlroy than read the county letter which stated that there was no significant countywide or inter-municipal impact and the approval or disapproval of the application was a matter of local option.

Mr. McIlroy said that Mr. Mead was allowed one free standing 4 sq. ft. sign and a two foot sq. one on the building. Mr. Mead said he was just going to have the one on the building.

Mr. McIlroy said the public hearing would remain open until 7:30 pm.

Mr. McIlroy opened the planning board meeting at 7:10 pm with the pledge to the flag.

Motion to approve November 14 minutes with corrections by Mr. Wall seconded by Mr. Nagel, carried.

Yes – 3 No – 0

Mr. McIlroy met with Mr. Campbell regarding the fire department. The fire department can build wherever they want in town, zoning does not apply. Mr. McIlroy suggests they move the proposed building back 50-75 feet more giving them more buffer area. They might also meet with the Presbyterian Church and discuss having an auxiliary driveway near the church. Mr. McIlroy referenced Legal Memorandum LU07 under the Department of State Office of General Counsel.

7:30 pm Mr. Wall moved to close the public hearing, Mr. Nagel seconded, carried.

Yes – 3

No – 0

Mr. McIlroy proceeded to read the questions for SEQR and checked the board's answers:

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Answer: No, or small impact may occur
2. Will the proposed action result in a change in the use or intensity of use of land? Answer: No, or small impact may occur
3. Will the proposed action impair the character or quality of the existing community? Answer: No, or small impact may occur
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Answer: No, or small impact may occur
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? Answer: No, or small impact may occur
- 6.
7. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? Answer: No, or small impact may occur
8. Will the proposed action impact existing:
 - a. Public/private water supplies? Answer: No, or small impact may occur
 - b. Public/private wastewater treatment utilities? Answer: No, or small impact may occur
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? Answer: No, or small impact may occur
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? Answer : No, or small impact may occur
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? Answer: No, or small impact may occur
12. Will the proposed action create a hazard to environmental resources or human health? Answer: No, or small impact may occur

Mr. Wall moved to adopt SEQR, Mr. Nagel seconded, carried.

Yes – 3

No – 0

Mr. Nagel moved to make a negative declaration, Mr. Wall seconded, carried.

Yes – 3

No – 0

Mr. Wall moved to allow Chairman McIlroy sign part 3 of SEQR, Mr. Nagel seconded, carried.

Yes - 3

No – 0

Mr. Nagel moved to accept the final site plan, Mr. Wall seconded, carried.

Yes – 3 No – 0

Mr. McIlroy asked if any conditions should be put on the special use permit. Agreed that there should be no on road parking.

Mr. McIlroy moved to issue a special use permit with the condition of no on road parking, Mr. Wall seconded, carried.

Yes – 3 No – 0

A letter will be sent to Mr. Mead.

7:52 pm – Mr. McIlroy moved to adjourn, Mr. Wall seconded, carried

Yes - 3 No – 0

Respectfully submitted, Donna Falkner, *Clerk*