

Planning Board Meeting- Town of York

April 11, 2017

Present: Joe McIlroy (Chair), Heather Grant, Dave Dermody, Chris Wall, Chris McLouth, Al Brightman

Others: Carl Peter (Code Enforcement Officer), Donna Falkner, Jim Campbell Esq., Rob Sant, Ken Perelli, Josh Bruckel, John & Jack Sciarabba (Land Tech Surveying & Planning – john@landtechny.com, 503-8073), Jerry Deming, Lynn Parnell

Motion to approve March 28 minutes with correction on page 2 by Mr. Dermody, seconded by Mr. Wall, carried.

Yes – 5 No – 0

York Travel Center Sketch Plan Conference for the northeast corner of Rt. 36 & 63
John Sciarabba from Land Tech presented the plans for the Travel Center and asked for the board's input. There is almost 11 acres zoned commercial and the convenience store, diesel pumps on east side, gas pumps on south side with car wash eventually would cover about 5000 square feet. They would need a DEC permit for storm water management with the creek on the north side.

Mr. Peter asked if they would use the existing curb cuts. Mr. Sciarabba said yes but DOT may change them. Mr. Peter said that there may be utilities to be moved.

Mr. Campbell said that a traffic impact assessment may be needed. Mr. Dermody added, probably in relation to the school. Mr. Perelli said DOT has studied this corridor and showed impact in 2003 for next 20 years. It may not require an extensive study.

Mr. Sciarabba plans on submitting a preliminary to DOT and the town a copy. Mr. Campbell said to also involve Clark Patterson.

Mr. McIlroy asked how far was it from the canopy to Rt. 63? Mr. Sciarabba said approximately 130 feet, so there wouldn't be room to get 3 trucks in. Mr. Perelli said that the front gas pumps would also have a diesel pump for pickups and box trucks.

Mr. McIlroy asked what the plan was if the traffic calming plan doesn't go through. There are concerns about sidewalks for the kids from school. Mr. Sciarabba replied he was hoping to include Clark Patterson's plans. Mr. Deming said the sidewalk would be on the school side. Mr. Perelli said avoiding the throat of the station would be the best route for the walkers.

Mr. Dermody asked if the project goes through what happens when a trucker blows the light like they sometimes do?

Mr. Campbell said that DOT would be involved with the signage and that they are sitting at the table for the planning.

Mr. Wall asked is there would be facilities inside for showers?

Mr. Perelli said yes but on a smaller scale than the larger plazas and that there would be up to 30 spots for truck parking in the back.

Mr. Wall asked if there was information on available sewer and water and how many vehicles in and out a day. Mr. Sciarabba said yes the traffic study should have this and Mr. Campbell said the town engineering would also be involved.

Mr. McIlroy asked if showers are included do we need a variance for them and will we need a special use permit for retail sale of fuel and food.

Mr. Peter said it could be an accessory use with overnight lodging in their vehicles. Mr. Campbell agreed and said the site plan special use permit all in one for drive thru, automotive retail, and food. Would not need a special use permit for showers and overnight which would be considered accessory use.

Mr. Campbell said it was better to include anything in now that they might want to add later such as the truck wash and whatever signage you would want.

Discussion of the entrances

- Mr. McIlroy said that the two entrances off Rt. 63 is too complicated. It would be better to make the 1st cut a right and left exit only.
- Mr. Dermody said the west cut an exit for cars only on 63
- Mr. Wall said there could be a conflict with Cooks entrance across the road.
- Mr. Brightman asked if one exit for both cars and trucks was enough, 36 feet not very much
- Mr. Sciarabba said maybe we should put a second exit on 36.
- Mr. Brightman said another exit would benefit the future car wash
- Mr. Peter said if you push the truck exit back towards Virginia Ave., trucks would have a better chance to straighten out
- Mr. McIlroy would like a 2nd exit on 36

Timeline of the project – Mr. Campbell said realistically looking at July/August. There's not enough time to get to the county for May.

Mr. Peter said that there is also a gas line running through the property. Mr. McIlroy said the gas lines should be shown on the site plan.

Mr. Deming said that DOT just did a traffic study for replacing the bridge.

Mr. Campbell said that they should start with the DOT part first.

Mr. Sciarabba asked if there would be much public comments. Mr. Dermody said you probably would from the general public because of the school.

Mr. Campbell said to remember that they are permitted uses in commercial zoning.

Mrs. Grant asked how is the owner involved? Mr. Peter said that the owners were leasing the property.

Mr. Campbell said have a plan to build the pedestrian access in right away. Have to involve others in the planning of the crosswalk. Mr. Dermody said you need signage, speed limit changes, etc. Mr. Deming stated that they need to get with TY Lynn regarding the project. Mrs. Grant asked if they would submit a schematic of the building to which Mr. Campbell said yes. Mr. Peter stated that the signage would have to go to zoning for a variance since only one sign is allowed.

Mr. Campbell stated that ordinarily exit & entrance signs don't fall under zoning. SEQR requires overall analysis for the big project not separate pieces.

Mr. McIlroy thought parking will be the bigger need than fuel.

Mr. Peter asked if maximum lot size includes black topped areas?

Mr. Campbell said not really, other than for drainage – it requires surface area to be considered as part of drainage but for zoning purposes black top not considered as part of the surface area. Signage, curbage, crosswalks will be in plan.

Mr. Campbell said that if Mr. Bruckel doesn't own the property he needs documentation from the owner that he is representing the owner.

Mr. Wall asked if he doesn't own it, what happens if it fails and becomes an empty building. Mr. Campbell said that was an interesting question.

Mr. Peter asked if it was a 24 hour operation – there's nothing in zoning regarding times.

Motion at 8:30 p.m to adjourn by Mr. Dermody, Mr. Wall seconded, carried.

Yes – 5

No - 0

Respectfully submitted,
Donna Falkner, Clerk