

Planning Board Meeting- Town of York

June 13, 2017

Present: Joe McIlroy (Chair), Heather Grant, Dave Dermody, Chris Wall, Chris McLouth (alt.)

Others: Carl Peter (Code Enforcement Officer), Donna Falkner

At 7 p.m. Mr. Dermody moved to open the Public Hearing for the McCormick subdivision, Mr. Wall seconded, all in favor, carried.

Yes - 4 No - 0

Mr. McIlroy read the legal ad of the public hearing and the referral letter from the county which stated there was no significant countywide or inter-municipal impact in regard to the McCormick subdivision. Approval or disapproval is a matter of local option.

7:10 Mr. McIlroy opened the planning board meeting and led the pledge.

Mr. Dermody moved to approve the May 9 minutes as written, Mrs. Grant seconded, all in favor, carried.

Yes - 4 No - 0

Mr. Peter informed the board about a possible site plan coming to them. Mr. Zambito and Mr. Mignemi are looking to build a warehouse on the Gullo property in Piffard behind the store which is not allowed in an industrial zone. They have not yet gotten a variance from the Zoning Board which needs to be done first.

Mr. McIlroy went over the regulations for industrial on p. 23.

At 7:25 p.m. Mr. Dermody moved to close the Public Hearing, Mr. Wall seconded, all in favor, carried.

Yes - 4 No - 0

Mr. Peter read the questions of part 2 of SEQR and checked the answers the board gave him as follows:

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. 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.
7. 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
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **Answer:** No or small impact may occur.
9. 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.
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **Answer:** No or small impact may occur.
11. Will the proposed action create a hazard to environmental resources or human health. **Answer:** No or small impact may occur.

Part 3 of SEQR – no impact on part 2 so don't need to fill out.

Mr. Dermody moved to allow the signing of SEQR, Mrs. Grant seconded, all in favor, carried.

Yes – 4 No – 0

Mrs. Grant moved to adopt the findings of SEQR, Mr. Wall seconded, all in favor, carried.

Yes – 4 No – 0

Mr. McIlroy moved for a negative declaration of SEQR, Mr. Wall seconded, all in favor, carried.

Yes – 4 No – 0

Mrs. Grant moved for Mr. McIlroy to sign Part 3 of SEQR, Mr. Dermody seconded, all in favor, carried.

Yes – 4 No – 0

Mr. McIlroy asked the board to look at the map for the subdivision and remember:

- Can't create a non-conforming parcel – need 3 acres with a minimum of 250 ft. road frontage
- Don't create a landlocked parcel.

Mr. McIlroy will make sure the map he signs is exactly the same as this one we're looking at tonight.

Splitting off the grain bins is a third split so it creates a minor subdivision.

Mr. Dermody moved to grant the minor subdivision for McCormick's property on Cowan Road and Rt. 36, Mr. Wall seconded, all in favor, carried.

Yes – 4 No - 0

Motion at 7:40 p.m. to adjourn by Mr. Dermody, Mr. Wall seconded, carried.

Yes – 4 No - 0

Respectfully submitted,
Donna Falkner, Clerk