

**Town of York Planning Board Public Hearing
Tuesday, May 14, 2019 at 7:15 p.m.**

Public Meeting called to order at 7:15 pm by Chairman Joe McIlroy.

Present from York Planning Board was Joe McIlroy, Heather Grant, Alan Brightman, David Dermody, Alt Chris McLouth.

Others: Donna Falkner, Carl Peter, Fred Farrell, Joan Farrell, Kevin O'Donoghue (surveyor) and Mr. & Mrs. Roberts

Mr. McIlroy opened the public hearing at 7:15 pm and read the following ad:

TOWN OF YORK
PLANNING BOARD
LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing shall be held by the Town of York Planning Board at the York Town Hall, 2668 Main Street, York, New York at 7:15 pm on Tuesday, May 14, 2019. The purpose of the said hearing is to consider public comment and opinion on the proposed application for the Ceres Farms sub division for property owned on 2989 Simpson Road – Tax Map Number 31.-1-23.11.

A copy of the proposed site plan is available for review by the public at the office of the York Town Clerk during regular office hours.

All interested persons are invited to appear and be heard at the afore said time and place.

Dated: April 20, 2019
Donna Falkner
Planning Board Clerk

By Order of the Town of York Planning Board

Mr. McIlroy said that the county letter regarding the Ceres Property subdivision said there was no significant county wide or inter-municipal impact and that the local option for approval or disapproval. Mr. McIlroy opened the floor for public comment.

No Comments

At 7:30 Mr. McIlroy led the pledge to the flag, leaving the public hearing open.

April 9 minutes – Mr. McIlroy corrected said the line before the sign in sheet should read close the public hearing instead of adjourn.

Mr. Dermody moved to accept the April 9 minutes with the correction, seconded by Mr. Brightman, all in favor, carried.

Yes - 4 No - 0

Mr. McIlroy said there was training Friday at Burgandy Basin.

7:30 pm – Mr. Dermody moved to close the public hearing, Mrs. Grant seconded. All in favor, carried.

Yes - 4 No - 0

Ceres Subdivision - Last month there was no septic, well or frontages on the old map, they are on this new map. Mr. McIlroy asked for comments from the board. Mr Brightman said there was no reason to prevent it.

Mr. McIlroy said we'll do parts 2 & 3 of SEQR and asked Mr. Peter to read the questions, board will answer and Mr. Peter will record their answers.

Returned to Mr. McIlroy to do part 3 – nothing pertains because no to all the questions.

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

Yes - 4 No - 0

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

Yes - 4 No - 0

Mr. Dermody moved that the chairman sign part 3 of SEQR, Mr. Brightman seconded, all in favor, carried.

Yes - 4 No - 0

Mr. Dermody moved to approve the subdivision as presented, Mrs. Grant seconded, all in favor, carried.

Yes - 4 No - 0

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>York Planning</u>	<u>5-14-19</u>
Name of Lead Agency	Date
<u>Joe A McIlroy</u>	<u>York Planning Board Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Richard Roberts land split on Fowlerville Road (where log homes were sold)

Is it a subdivision or land split?

Mr. Peter is checking that there were no other splits on that parcel. He wants to maintain the 1.47 acres to protect the view in front of the house by adding to the 7-acre parcel. He wants to sell the land with the barn and shop and 3 ½ acres.

Mr. McIlroy said it is in residential and will need 100 ft of frontage, not making it conforming or more non-conforming.

Mr. O'Donoghue said he's not creating a new tax parcel but merging. Mr. Peter said it would be changing the lot line.

Mr. McIlroy discussed lot line adjustment and needs a signature. Does not require formal Town of York subdivision on the map for signature and change title of map from subdivision.

Mr. Dermody suggested a lot line adjustment for the title.

8 pm Mr. Dermody moved to adjourn, Mr. McIlroy seconded, all in favor, carried.

Yes – 4 No – 0