

York Planning Meeting with Zoom  
January 27, 2021  
York Town Hall

Present: Joe McIlroy, Alan Brightman, Chris Wall, David Dermody, Davies Nagel, Zack Kobylanski (alt)

Others: Donna Falkner, Kirk Richenberg, Carl Peter, Tim Swisher

7:30 pm – Chairman McIlroy opened the meeting with the pledge

Mr. McIlroy asked for a motion to approve the November 25, 2020 minutes, with the corrections.

**Resolution:**

Mr. Wall moved to accept the November 25 minutes as corrected, Mr. Dermody seconded, all in favor, carried.

Aye – 5      Nay – 0

Mr. McIlroy asked the board to keep up their training hours. You can check with Chrissy for your totals. The informational meeting on the Travel Center tomorrow night has been moved to the Sportsman Club in Cuylerville. You cannot sit together or discuss it there.

Mr. McIlroy received a letter from Ingalls (Solar Park) requesting a 6-month extension for their building permit and construction. Mr. Brabant, Mr. Campbell, and Mr. Deming do not have an issue with doing the extension.

Mr. Wall asked if there was anything that would expire or does everything get pushed back.

Mr. McIlroy said everything would be pushed back 6 months.

**Resolution:**

Mr. Dermody moved to grant Solar Park a 6-month extension for a special use permit, building permit and construction, Mr. Brightman seconded, all in favor, carried.

Aye – 5      Nay - 0

Tim Swisher Subdivision

- November 5, the ZBA approved his area variance. His house is on one parcel and there is a mobile home on the other. He wants to take a 180 square block out of that parcel, and it would be short frontage which is what ZBA approved.
- Subdivision because it was already split off of Gates property after the new Zoning went into effect.
- If there are no questions or concerns (none) we'll send it on to the County who have already seen it for ZBA

**Resolution:**

Mr. Wall moved to send it to the county, Mr. Dermody seconded, all in favor, carried.

Aye – 5      Nay - 0

Mr. McIlroy said we need a motion for a public hearing after it comes back from the county. He suggested 7:15 pm on February 24 before our monthly meeting.

**Resolution:**

Mr. Brightman moved to have the Public Hearing on February 24 at 7:15 pm, Mr. Wall seconded, all in favor, carried.

Aye – 5      Nay - 0

Mr. McIlroy said that Mr. Swisher had filled out Part 1 of SEQR short form. We have to do parts 2 & 3 and he will read the questions for us to answer.

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**

**Resolution:**

Mr. Dermody moved to accept the negative declaration for the SEQR, Mr. Wall seconded, all in favor, carried.

Aye – 5            Nay – 0

**Resolution:**

Mr. Nagel moved that the chairman sign the SEQR, Mr. Dermody seconded, all in favor, carried.

Aye – 5            Nay - 0

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>Yonk Planning Board</u>	<u>1-27-21</u>
Name of Lead Agency	Date
<u>Joe A McIlroy</u>	<u>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**

Mr. Nagel asked about a letter Heather Nagel sent to the Planning Board. Mr. McIlroy said he had copies but wasn't going to pass them out until the next meeting because the letter was about the truck stop and that's when we were going to be discussing the truck stop.

**Resolution**

8:30 pm – Mr. Dermody moved to adjourn, Mr. Wall seconded, all in favor, carried.

Aye – 5          Nay - 0

Respectfully submitted,  
Donna K Falkner  
Clerk