

York Planning Board  
September 28, 2022  
York Town Hall

Present: Joe McIlroy, Al Brightman, Chris Wall, Steven Carroll (alt)

Others: Donna Falkner, Kirk Richenberg, Frank Rose Jr.

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

**Resolution:**

Mr. Wall moved to approve the August 24<sup>th</sup> minutes, Mr. Brightman seconded, carried.

Ayes – 3      Nays - 0

Old Business:

Rose's Bar & Grill – Mr. Campbell, Mr. Peter, and Mr. McIlroy determined that an area variance was not required because the setback would be done in the site plan review.

Mr. McIlroy said that the preliminary site plan was never approved.

**Resolution:**

Mr. Brightman moved to approve the preliminary site plan, Mr. Wall seconded, carried.

Ayes – 3      Nays – 0

Mr. McIlroy said the lodging was ok in our zoning but the drinking part would need a special use permit and asked for comments and a motion.

**Resolution:**

Mr. Wall moved to approve the special use permit, Mr. Brightman seconded, carried.

Ayes – 3      Nays – 0

Mr. McIlroy asked if there are any conditions we want on the special use permit. He has put shrubs by the house. Frank said he would also add a fence there with 2 pole lights with light going down. Mr. McIlroy said there needs to be something in the culvert on Virginia Ave. Frank said he would put something there to keep people from crossing. Mr. McIlroy said he's addressed everything the county had listed. Mr. Rose said the house would have a separate parking lot.

Mr. Wall asked about the handicapped parking spots. Mr. McIlroy said he needs two probably close to the entrance. Mr. Brightman asked what's to the west of the parking lot. Mr. Rose answered a line of trees between the lot and the Santacroce residence.

Mr. Carroll asked what would keep people from crossing to Virginia Ave. Mr. Rose said it's pretty deep to cross, he might leave the garage as a pavilion to block the ditch.

Mr. Wall asked how he would mark the parking spots. Mr. Rose said he would put a rail or something down the middle of the spots and signage for parking. It's partially blacktopped.

Conditions

- Railing along the north side along Virginia Avenue
- Divider down the middle of the parking spots with signage
- Confirm handicapped spaces on side
- No on road parking signs on Virginia Avenue – can't control the state road

Mr. Wall asked if the square footage drives the parking for lodging. Mr. McIlroy said .5 per rooming unit, rest per square foot, 33 places, 6 per 1000 for bar/tavern.

Mr. Wall asked how many employees. Mr. Rose said 4-5 if he could get them.

**Resolution:**

Mr. Brightman moved to grant the special use permit, Mr. Wall seconded, carried.

Ayes - 3      Nays – 0

Final Site Plan – any questions or comments

Mr. Wall asked if we need stamped drawings for this. Mr. McIlroy said that for some of our smaller projects we didn't have them. Mr. Wall asked what drives stamped plans. Mr. McIlroy said not so much for local business, he didn't need a SWIPP. Mr. Rose said that all his building plans were stamped. Mr. Brightman said maybe we should define what needs stamped.

Mr. McIlroy called Mr. Campbell and asked him. Mr. Campbell said if the Zoning Officer didn't require it than it's not necessary.

**Resolution:**

Mr. Wall moved to approve the final site plan for Rose's Bar & Grill, Mr. Brightman seconded, carried.

Ayes – 3      Nays – 0

Mr. McIlroy said he has heard nothing on the Solar project regarding trees.

New Business

Need training hours – 4 required a year. You can get 10 hours by going to town board meetings.

**Resolution:**

Mr. Brightman moved to adjourn at 8:20 pm, Mr. Wall seconded, carried.

Ayes – 3      Nays - 0