

ZONING PUBLIC HEARING MINUTES

September 17, 2008

7:00 p.m.

Present: **TOWN BOARD:** David Deuel, Frank Rose Jr., Jerry Deming, Lynn Parnell,
Norm Gates, George Worden
PLANNING BOARD: Dave Russo, Frank Rose Sr., Davies Nagel, Mark Vitale
Rob Susz
ZONING BOARD OF APPEALS: Dick Ellis, Marjorie Fasano
PLAN/ZONING SECRETARY: Donna Falkner
CLARK PATTERSON ASSOCIATES: Justin Steinback
STEINMETZ PLANNING GROUP: John Steinmetz
RESIDENTS: Attached list
ATTORNEY:
ZONING OFFICER: Carl Peter
COUNTY PLANNING BOARD: Heather Ferrero

Meeting held at Town Hall

Chairman Dave Russo called the meeting to order at 7:08 p.m.

John Steinmetz said he had a list of 10-12 items that he had discovered in the document plus four written comments.

Dave Russo stated that this was an open meeting but that the public could not speak, just listen.

#1201 Window signs – will eliminate the number of signs and go with a percentage.

P. 36, # 517c – A frame signs – in the code nothing says the signs have to be brought in

p. 61 #614b – Accessory dwellings – eliminate second sentence regarding number of people residing

p. 61#614g – Frank Rose Sr. said people have asked about this and it ought to be reworded – scratch second line of g

p. 62 #616c – Farm stands – change to dawn to dusk

p. 62 #617 – not applicable in ag district

A – 70% of all parcels in York in county ag district for 8 years – this applies to those outside ag district

change ABC to 3 acre minimum with 100 ft setback

note livestock are hoofed animals and will be added

p. 53 & 54 #604e – Discussion regarding garage sales

- Dave Russo suggested changing it to “sale runs no more than five days and no less than 20 days between
- Maximum of six per year, maximum duration of five days, minimum of five days between sales

p. 55 #606b & c

- B – minor repairs can be done outside and all major inside – add – add also to 605c, p 54
- C – too restrictive – change to 10 feet

p. 61 #612b – Discussion – strike b

#612a – reference performance standards

Map – question – should we add more industrial? – John Steinmetz doesn't recommend adding – Heather Ferrero suggested we look at it when 8 years of ag district are up – Dave Deuel said we need to keep open space

p. 56 – adult use will be struck and moved to overlay district #609 into district section

p. 82 #901 – minimum requirement for Planning Board & Zoning Board of Appeals. Minimum requirement for Code Enforcement Officer should also be listed – not recommended because that person may not exist – every time you change, you have to readopt code

Written comments

- John discussed Dave Deuel's and Theodore Andrews' comments
- Dave – minimum lot size wrong way to go in residential – single home in ag district- need an acre for house, well and septic – maximum of 1 ½ acre for a single home – get a variance for more – Ted Andrews comments agree
- Discussion over acreage – Dave said minimum of one acre per 50 acres (density requirement), no maximum
- Heather said that once ag planning is done with, give recommendation to Town Board to re-look ag zoning
- Heather – need to make sure ag property owners understand the density issue
- Preserving open space and preserving farmland two different things – farmland vs. low density
- John said that from a farmer's perspective Dave's ideas are right
- Dave Russo feels that Dave's suggestions infringe on property owners
- George Worden – two acres is enough – if downsize you lengthen out frontage
- Carl Peter – if reduce to 1 ½ with 250 ft. frontage you would encroach on farmland
- Decision – leave as is for now and revisit later

Dutch Van Ry's comments

- Discussed many of his concerns
- Outdoor furnaces – should they be allowed at all
- Questions on permit fees

Chris Pascuzzo's comments

- John will look over
- Detailed survey comments
- Comments too much government

SEQRA process – 14 days open comment period

This committee will recommend to Town Board who will adopt.

Next Meeting October 22 at 7 p.m. at Town Hall

Meeting adjourned 9:25 p.m.

Respectfully submitted,
Donna K. Falkner