

TOWN OF YORK
ZONING BOARD MINUTES
May 25, 2011

Present: Dick Ellis, Mark Connolly, Jerry Ayers, Paul Schneider

Absent: Marjorie Fasano, Jerry Sturm

Others Present: Jeremy Guzzardi, Jerry Deming, Frank Rose Sr., Joe McIlroy, David Sliker, Sandra Sliker, Barb Gates, Bonnie Myers, Steve Gates, David Russo, Mark Vitale, William Young, Renee Young, Tim Swisher, David Deuel

At 7 pm the board discussed what little information they had on Jeremy Guzzardi's request to build a repair shop on Rt. 36 between the ballfield and Cuozzo land.

At 7:30 pm Chairman Ellis called the public hearing to order.

Jeremy Guzzardi wants to purchase two acres of ag land from Frank Cuozzo and build an automobile repair shop on it. The property would be 250 ft road frontage, 248 feet long. The building would be 40x60 similar to VanGelders or Beaches.

David Sliker asked for the floor. He knows that Jeremy does good work but opposed the repair shop. Rt. 36 is a major truck route, heavily traveled. Mr. Sliker presented a number of photos to the board showing the area, including other businesses located on the road. Mr. Sliker said that the south border of the ballfield drains into his yard from a drainage ditch in the hedgerow running under Rt. 36 to his yard. He stated that the businesses presently located on the road were not conducive to attracting people to our town. Mr. Sliker also referred to the Comprehensive Plan and its guides for the growth and development of our town. He referred to the new Zoning Law goals for promoting the character and land use of the town, etc.

Jerry Deming questioned whether it was spot zoning. We had planned on putting business together in commercial areas (like across from the Wadsworth Grill).

Chairman Ellis asked for further comments. There being none he advised Mr. Guzzardi that now all information would be taken to the County Planning Board who would return it with their comments to the Zoning Board of Appeals. Mr. Deming added that if the County did not approve it, the Zoning Board could still approve it but there would have to be a quorum of 4 out of the five members (instead of 3). Chairman Ellis asked for a motion to adjourn.

At 7:50 pm Jerry Ayers moved to close the public hearing, Paul Schneider seconded, all in favor, carried.

Respectfully submitted,
Donna Falkner, Clerk