

York Planning Meeting
April 27, 2022, 7:30 pm
York Town Hall

Present: Joe McIlroy, Chris Wall, Zack Kobylanski, Dave Dermody, Steve Carroll (alt)

Others: Donna Falkner, Davies Nagel, Heather Nagel, Carl Peter, Becky Lewis, Sean Hopkins, Esq., Lance Brabant, Martha & Ned Edmonds, Jim Campbell, Esq., Pat Sheedy, Tim Boyle, Grace McLaughlin, Blaine VanRy

Chairman McIlroy opened the meeting at 7:30 with pledge to flag.

Resolution:

Mr. Dermody moved to approve the February 23, 2022, minutes with corrections, Mr. Kobylanski seconded, carried.

Aye – 4 Nay – 0

Preliminary Site Plan Review – Sean Hopkins, Tim Boyle & Pat Sheedy

- 2/28 – Mr. Brabant issued letter that he received 3/24 DOT letter although with wrong town
- 4/1 – 30-day comment period expired – no opposition to Planning Board being lead agency
- 3/9 – ZBA hearing – could not make decision until Planning Board does SEQR
- 3/15 – County Planning Board issued a letter of approval with advisory and board comments
- Mr. Sheedy issued updated 3/23 letter – Seven (7) tractor trailer parking spaces from the northeast corner of the parking area have been removed and replaced with four (4) recreational vehicle (RV) and eight (8) passenger vehicle parking spaces to allow for public parking access to the proposed walking trail and related amenities.
- The proposed 15 ft. wide recreational trail has been extended to the north side of truck driveway connection to NYS Route 36 to allow for pedestrian access from the proposed new sidewalk along a portion of the NYS Route 36 frontage of the Project Site. Additionally, the proposed sidewalk has been extended 50 ft. to the north so it will connect directly to the recreational trail extension.
- A Tree Clearing Plan [Drawing TR-100] has been prepared showing the approximate limits of the on-site disturbance for the development of the proposed project and existing

vegetated areas to remain undisturbed. Approximately 4.1 acres of the 11.7-acre Project Site will remain undisturbed as depicted on the Tree Clearing Plan.

- Landscape Plan [Drawing L-100] has been revised to add extensive landscaping along the parking areas along the frontage of both NYS Route 36 and NYS Route 63 per the landscaping standards contained in Section 520(C) of the Zoning Code
- Have to install storm water pond and there will be green space behind neighboring properties
- Mr. Brabant issued letter on 4/6 on detailed comments and Mr. Sheedy addressed each comment.

MRB – Mr. Brabant

- April 6 – extensive review letter covered preliminary and final related comments
- More storm water and technically related comments
- Sidewalk was cut short and didn't go to property line or require an easement to add later
- ATM – stacking lane needs to be extended from 2 to 3 or 4. Mr. Hopkins update shows 4.
- Integrated parking lots – removal of 7 truck spots
- Trucks and cars entering entrance on 63. Mr. Boyle said people will walk across commercial lot which is not a good idea, not crazy about mixing car and truck traffic.
- Mr. Hopkins said they extended sidewalk to edge of property and were fine with stormwater management if town already had one in place.
- Mr. Brabant said need an easement to get back to stormwater – DEC regulates the pond which holds the runoff water. Certain procedures and inspections have to be done.
- Mr. Sheedy said DEC inspects every 5 years and reports to the town. Mr. Wall said similar to fire suppression system. Mr. Brabant said it was on the owner.

Mr. Wall asked about the easement for the sidewalk. Mr. Hopkins said town has legal right to extend it. Mr. Brabant said it goes on the inside of the property. Mr. Wall also asked about the tree removal – dark line limits the disturbance so no staging of construction outside the line.

Mr. Kobylanski asked what the requirement was for snow removal on sidewalks. Mr. Campbell commented the town has very few sidewalks.

Mr. Wall asked if any other sites have shared vehicle entrances like off of 63. Mr. Boyle said Walden & Lancaster.

Mr. Brabant said the county only recommends – not stipulations.

Mr. Campbell asked about moving the parking down a little, but walkers would still have to cross lot.

Mr. Peter said it would be safer to drive across the lot rather than walking.

Mr. Boyle – nothing prohibits cars from going through the truck entrance. Mr. McIlroy said we could put prohibitive signs there.

Mr. Dermody – those back spots are for trucks. We don't want to encourage trail people to cut across.

Mr. Boyle said there were bike racks for bikes, and they should be encouraged to use the sidewalks.

Mr. Wall said hard time with commercial and cars coming in at gazebo at trailhead.

Mr. Boyle said he's ok with eliminating but doesn't want the liability.

Mr. Campbell – best place for trail parking would be the residential spot but she's got use of it as long as she needs to. Mr. Boyle and Mr. Hopkins likes that idea. Mr. Boyle said not sure RV's will ever use designated spots. Mr. Dermody said he parks his with the trucks.

Mr. Brabant asked if the board wants this on the plan or future use.

Mr. Boyle -subject to closing we will develop 8 passenger parking on back line.

Mr. Wall – more that's tied to, that need more signage

Mr. Campbell – once we do SEQR and negative declaration ZBA can move forward.

Mr. Dermody – there's a pond liability for kids – they'll see green space and run to the trail.

Mr. Hopkins said it's not a steep bank and not deep.

Mr. Boyle- rather have a designated trail, not all around the parking lot

Mr. McIlroy – I don't see a snow storage on the plan per section 519, g6 of our code. Mr. Sheedy said he would add one. He asked the board to go to page 93, section 104 and look through those making sure we covered everything.

Mr. Campbell said to keep preliminary site plan open.

Mr. McIlroy – discussion on special use permit. Mr. Brabant said they've provided all documentation needed. Mr. Peter said all was good.

Mr. McIlroy said the board can reference page 87 in code. Under special use if variance is allowed. That has to be done first, section 905, 4a.

Resolution:

Mr. Wall moved to have public hearing for special use permit on May 25 at 6:30 pm, Mr. Dermody seconded, carried.

Aye – 4 Nay – 0

Mr. Campbell and Mr. McIlroy both said that SEQR would be done after public hearing.

Mr. McIlroy – Donna has compiled a list of all written comments that has been handed out. He had Mr. Brabant do a rendering of what forest area is left – 3.5 acres used out of 11 acres. There's a lot of forested area left.

Mr. Campbell asked that questions be brought up before SEQR review so that clarification can be provided.

Mr. McIlroy – regarding training hours. Town Board meetings can give you 10 hours

Mr. Dermody brought up Trahan's Solar Project. Trees all dead. Mr. Peter said it's still construction and the trees will have to be replaced before they're finished. Mr. Brabant said they have a maintenance bond. Mr. Peter said it was his job to implement plan.

Mr. Wall – it would be nice to have a monthly report on ongoing projects, so we know what is happening.

Mr. Campbell – if board members see anything of concern let Mr. Peter know.

Mr. Wall – would like to know how OYA is progressing

Mr. Campbell – site visit could be scheduled at certain parts of construction. Mr. Peter said it would need to be included before project approved. Mr. Kobylanski said our visits would be a liability to the company. Mr. Campbell said don't do whole board but 2 at a time.

Resolution:

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

Aye – 4Nay – 0

Respectfully submitted,

Donna Falkner

Clerk