

York Planning Board Meeting Minutes

Meeting Date: April 21, 2009

Present: Dave Russo, Mark Vitale, Frank Rose Sr., Rob Susz, Davies Nagel

Others: Carl Peter, Frank Rose Jr., Jerry Deming, David Deuel, Carol & Bill Hasler, Shirley Mandeville, Bruce Carney

Chairman Russo called the meeting to order at 7:00 p.m.

Carol Hasler & Shirley Mandeville regarding Ray & Margaret Simpson's farm – Shirley is the executor and they wish to change the boundary lines a little. There are two different parcels (2 different tax maps).

Parcel 1 – House & barn on 5.8 acres #56.1 which they have a purchase offer on – want to give wedge off the north boundary to the Crawfords to even line

Parcel 2 – 79 acres of farmland - want to adjust the south edge of this property to even out the neighbors (Barretts) line where there sewer line is – this land is owned by Carol and Shirley which they rent out.

There would be 3 subdivisions on the 79 acres and one on Parcel 1.

Mark stated they would have to go to the county planning board because the property is on a state highway.

The girls own two separate pieces in ag district; one owned by one and the other by both. Will need a tax map of that property also.

They can go to county before public hearing scheduled for 7 p.m. May 12.

Bruce Carney brought in maps of property owned by the Combos at the northwest corner of Rt. 36 & 20. He wants to subdivide 28 acres into two parcels, one of which will remain ag and to be purchased by Peter Stein. Bruce has nothing definite planned for his half yet. He's considered possibly a 60x120 steel building but right now just plans on cleaning up the property where trees and shrubs are (commercial).

Dave Russo said he would need to rezone commercial from ag before developing it. It's a minor subdivision and would need to go to the county because of a state road.

Public hearing 7:30 p.m. on May 12.

David Deuel updated the board on what is happening with Farmland Preservation. They will meet again on July 8 and he wants to be on the agenda for July 21 to get our questions from the material he passed out and keep us further informed. Several suggestions they have come up with is for ag representation on the boards, leasing rights instead of purchasing land, would like a plan in place for future, instead of all land in ag zoning split it into Prime Ag 1 (based on land quality, use and town infrastructure, no sewer) and Ag 2 which would be 3 acre minimum building lots, road frontage, cemeteries, parks, golf course. Now 250 foot road frontage is encouraging strip development. He

talked to 70 landowners with 50 acres or more and got about 35 of them to attend the meetings. None of them were enthused about 3 acre building lots, two ag zones were accepted and leasing of development rights went over better than purchasing property.

Rob Susz questioned why you would allow anything in Prime Ag 1 other than farming.

Dave Deuel said this was a good point but some of the farm families may want family homes – have to look at it.

Dave Russo said that several people have approached him about home occupations after Chad Draper's business opened, which isn't a home occupation and he needs a special use permit for and questions regarding the sign on his building.

Carl Peter said that Chad is out of town and that Carl sent him a letter requesting meeting with him regarding the two businesses on his property. Chad needs to come to the Planning Board – note section 600, p 50 of new zoning.

Dave Russo stated that home occupations do not include retail sales.

Carl said that the new sign regulations (back page) confusing.

Jerry Deming said that it sounds like Chad was under the old zoning when he opened, similar to what happened across the road at Floods.

Dave Russo said that people were questioning Bucci's, Monk Harris, and Reed Palmers and two signs at Harris. Bucci's wans non-conforming pre-existing, Harris had a permit and DMV signed is required for his business, and Palmer's is a home occupation.

Frank Rose Sr. questioned how the assessor taxes home occupation and retail sales.

Carl thought it depended on what the majority of the property was used for.

Chad Draper needs to come to the next meeting on May 19.

Gary Wall – Scura property – wants to change the residential property to commercial and add it to his other lot, but has no plan for it. Neighbors are concerned about what is going to happen there if he merges the two properties. If he's not going to use it why change it now.

Meeting adjourned 8:40 p.m.

Respectfully submitted,
Donna K. Falkner