

York Planning Board Meeting Minutes

Meeting Date: May 19, 2009

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

Others: Joe Condidorio, Carl Peter, Frank Rose Jr., -Gary Wall, Sharon & Tom Wiest

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

Joe Condidorio of Whitney East was hired by the Bank of Castile who will be moving into the old credit union building at 3768 Main Street, tax map 70.-1-2.2. They are doing a minimal amount of work inside. Most of the work will be outside including a one lane drive through.

Dave Russo said it's residential so it's a non-conforming building to the area – can't really extend the building and doesn't consider the canopy an extension but is concerned with the parking area – 6 spots (p. 42-43 of zoning law). Drive through p. 44 of zoning law.

Dave Nagel asked about lighting and dark sky compliant.

Joe Condidorio said there are federal laws regarding ATM's. He thought that the bank may want to put the sign on the gabled end of the building. He said that 30 ft, 8 in. is setback now.

Dave Nagel said there is 30 ft. in hamlet residential. Commercial is site plan review.

Dave Russo said they could share parking which is allowed.

Carl Peter said the sign should come back to the Planning Board.

Mr. Condidorio should come back to the next meeting with parking, signage and landscape.

Tom Wiest does small repairs and sells abstract art and Nascar memorabilia.

For accessory building need a special use permit.

Dave Russo noted that he has 4 parking spots and a turnaround.

Carl Peter said Mr. Wiest will need a use variance from ZBA for a home occupation to sell.

Mark Vitale moved that we will grant a special use permit for the home occupancy of welding and repair with a 2x2 sign, Dave Nagel seconded, all in favor, carried.

The Planning Board recommends that the Wiests go to ZBa for a hearing to do retail sales. At 8 p.m. Dave Russo moved to adjourn, Dave Nagle seconded, all in favor, carried.

Respectfully submitted, Donna K. Falkner