

Planning Board Meeting- Town of York

January 10, 2017

Present: Joe McIlroy (Chair), Chris McLouth (alt), Heather Grant, Alan Brightman, Dave Dermody

Others: Kirk Richenberg, Carl Peter (Code Enforcement Officer, Donna Falkner

Meeting opened at 7:00 pm with pledge of allegiance by Chairman McIlroy.

Dave Dermody moved to approve the November 29 minutes, Heather Grant seconded, carried.  
Yes – 4            No – 0

Wind Turbine-Sky Wolf (Joseph Eer Hybrid Wind Turbine)

Town Board has not yet set a hearing for the wind overlay, so they won't be meeting until February. Planning board can't move forward until after that (probably March).

Mr. McIlroy said that they want to put the wind turbine in the front lawn – see P. 28, section 508, we don't allow access building in front yard or behind setback. Do we treat it as an accessory structure? Need to review for final site plan and will change site plan if they move it to back lawn. Also on p. 71, k – wind tower requires fencing. County letter also refers to height.

Mr. Dermody suggested finding out the reason for that particular site. Solar needs to be south or east.

Mr. Peter will try to get the answer for the site.

Other

County Procedure – need material sooner – 10 days prior to the county meeting.

Planning Board meetings are scheduled for the year.

Changes for zoning – Mr. McIlroy asked if anyone remembers any changes that we talked about.

Mr. Peter said that the Town Board is looking at large scale solar(multi acre), not home. Any changes to zoning have to be done through local law. Nothing in the present zoning regarding solar companies.

Mr. Peter also said that the size of an agricultural lot is a big thing, we always need a variance – 3 acre lot. Two properties in Retsof (ag) are non-conforming. Once you change the boundaries it needs a variance.

Mr. McIlroy stated that a subdivision in our zoning , 1-2 is not subdivision. It should go to a subdivision so you can see it and don't end up with non-conforming. Mr. Dermody said common sense should play a part in preexisting. Mr. Peter said it may be an acre or 1 ½ acres would work for a lot with 200/250 ft. road frontage. Mr. McIlroy – minimum road frontage and minimum depth.

Mr. Peter - if there are too many variances what's the purpose of zoning (ag – 3 acres)

Mr. McIlroy – repurposing old structures might be another thought.

Mr. Richenberg asked why the meeting wasn't advertised on the home page of the website?  
Donna will have Mr. Deming put it on from now on.

Mr. Dermody moved to adjourn at 7:55 p.m., Mrs. Grant seconded, all in favor, carried.

Yes- 4

No - 0

Respectfully submitted,  
Donna Falkner