

**Town of York Planning Board Public Meeting
Tuesday, April 9th, 2019 at 7 p.m.**

Public Meeting called to order at 7 pm by Chairman Joe McIlroy. Present from York Planning Board was Joe McIlroy, Chris Wall, Heather Grant, Alan Brightman, Alt Davies Nagel, Alt Chris McClouth. Others: Applicant Kate Wilcox Rodwell, Kirk Richenberg

Joe McIlroy read the legal notice of Public meeting that was put in Livingston County News. Joe passed out copies of the letter from the county referring to the Zoning Referral #2019-09, Town of York, Site Plan Review to use the estate house as an event venue at 1940 Craig Road (applicants: Hillcrest Farm Properties, Kate Wilcox Rodwell.).



**LIVINGSTON COUNTY
PLANNING BOARD**

Livingston County Government Center
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March 5, 2019

Carl A. Peter
Town of York Code Enforcement Officer
2668 Main Street, P.O. Box 187
York, NY 14592

Re: Zoning Referral #2019-09, Town of York, Site Plan Review to use the estate house as an event venue at 1940 Craig Road (Applicants: Hillcrest Farm Properties, Kate Wilcox Rodwell)

Dear Mr. Peter:

This is to acknowledge receipt of the above-mentioned zoning referral on February 27, 2019, submitted by the Town of York to the Livingston County Planning Board for review pursuant to Section 239-l and m of the NYS General Municipal Law. After close review of the application, the Planning Department has determined that the proposed project has not significantly changed since it was first reviewed for site plan review and use variance review at the May 10, 2018, County Planning Board meeting. Therefore, the County Planning Board recommendation of "Approval" with advisory comments is still valid.

The advisory comments from May 2018 are as follows:

1. The Applicants have submitted an Agricultural Data Statement. According to NYS Agriculture & Markets Law Section 303-a (2), the board reviewing the application "shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district."
2. Any development on this parcel should take Bidwells Creek into consideration. Every effort should be taken to ensure that effluent from the facility and sediment during and after construction do not enter the drainage swales and ultimately flow into Bidwells Creek.
3. If not done already, the Applicants should (continue to) seek the resources of National Register of Historic Places and the New York State Historic Preservation Office (NYSHPO) to fully ensure optimal preservation / rehabilitation of the site is achieved. It is recommended that because the Applicants are submitting the property for consideration of inclusion to the National Register, all development efforts made at the historic property - natural and human made - align with the rules and standards set forth by the National Register and NYSHPO.

*Not done
will be
later project*

4. If not done already, the Town should complete the SEQR process before final action is taken.
5. In order to receive approval for a Use Variance, the Applicant must demonstrate to the Board unnecessary hardship. Such demonstration includes all of the following:
 - Cannot realize a reasonable return
 - Alleged hardship is unique and does not apply to substantial portion of district or neighborhood
 - Requested variance will not alter essential character of the neighborhood
 - Alleged hardship has not been self-created

In the project narrative submitted, the Applicants provided information for the hardship criteria requirement. The Town ZBA must determine whether the hardship information meets the Towns Use Variance hardship requirements.

6. If not done already, the Applicants should ensure that adequate on-site parking is provided for the proposed and is arranged in a manner that meets the satisfaction of the Town.
7. If not done already, the Applicants should ensure that the proposed is reviewed by the York Fire Marshall and that any concerns raised by the Fire Marshall are addressed.
8. If not done already, the Applicant should ensure that all proposed landscaping, lighting and signage conform to the regulations found in Section 520 (Landscaping, Screening and Buffer Regulation), Section 518 (Outdoor Lighting Regulations), and Section 517 (Sign Regulations).
9. If not done already, the Applicants should ensure that adequate lighting is provided for the safe navigation of patrons from the parking areas to the event hall and that all lighting is "dark sky compliant" and meets the requirements of the Town.
10. If not done already, the Applicants should provide the Town with an official site plan per local Town Law section 1106.

Thank you for submitting the proposed for County Planning Board review. If you have any questions regarding this referral, please do not hesitate to call me at 243-7550.

Sincerely,



Heather Ferrero
Deputy Planning Director

cc: Stewart Leffler, Chairman, Livingston County Planning Board
Hillcrest Farm Properties, Kate Wilcox Rodwell, Applicants

Joe asked for public comments. Kate Wilcox Rodwell said she knows it is a great idea. Kirk Richenberg asked if the Zoning Board of Appeals had issued a use variance? Which Joe McIlroy stated "Yes it was granted". Kirk Richenberg asked if all the advisory comments in the letter had been completed? Also handed out was an enlarged site plan and details in regards to the advisory comments. Kate Wilcox Rodwell stated they had all been taken care of. Joe said yes - All but #4 - The Town should complete the SEQR process before final action is taken – which will be discussed in the

Planning Board Meeting commencing at 7:30 this evening. Discussion was had on the Bidwell Creek location and where it runs and branches off. Davies Nagel explained and also Carl Peter had a map of the creek.

Motion to adjourn at 7:17 pm by Joe McIlroy, seconded by Al Brightman - Yes - 5 No - 0

Public Hearing

Sign In
Mike Rickenbacker
Facilitator

Town of York Planning Board Meeting
 Tuesday, April 9th, 2019 at 7:30 p.m.

Present: Joe McIlroy (Chair), Chris Wall, Heather Grant, Alan Brightman, David Dermody, Alt Davies Nagel, Alt Chris McClouth.

Others: Carl Peter, Applicant Kate Wilcox Rodwell, Kirk Richenberg

7:30 - Joe McIlroy opened the meeting with the Pledge to the Flag.

Joe McIlroy asked if everyone had a chance to go over the minutes from the March 12th, 2019 meeting. There were two corrections - first one – pertaining to the quorum if less than two members present – should read for a quorum if less than three members present. Second one - paragraph with the FYI – is we wanted should read - FYI – if we wanted. Motion by Chris Wall, seconded by Joe McIlroy to accept March 12th, 2019 minutes with the corrections mentioned above. Yes – 5 No – 0

Final Site Plan was shown with the revisions noted. Joe asked Carl Peter to read the questions on the Short Environmental Assessment Form – Part 2 – Impact Assessment for Board to answer. Copy of form and answers

Agency Use Only (If applicable)

Project:

Date:

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Short Environmental Assessment Form – Part 3 – Determination of Significance did not apply to the questionnaire as all answers were either answered No, or small impact may occur.

Project: _____
Date: _____

**Short Environmental Assessment Form
Part 3 Determination of Significance**

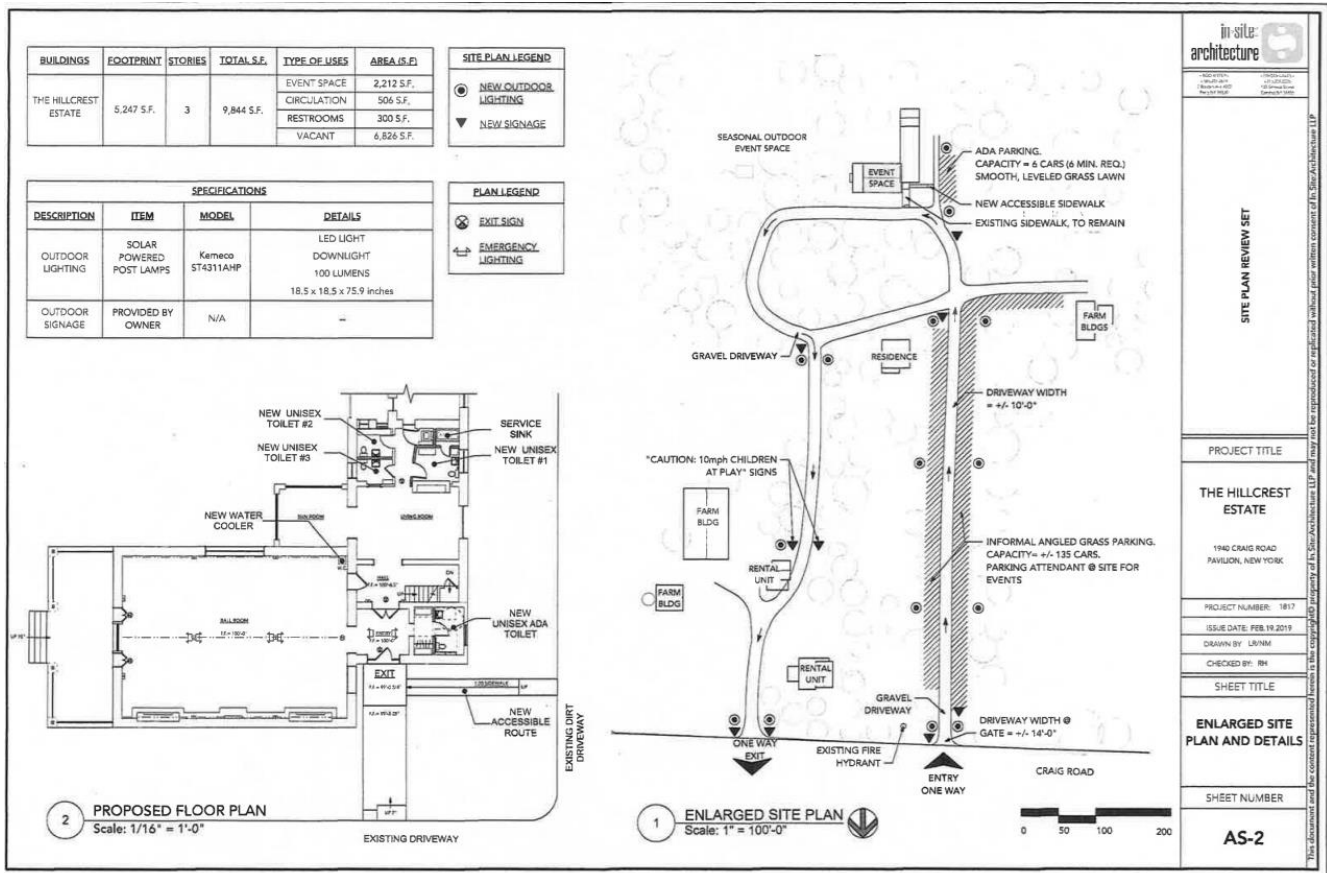
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>York Planning Board</u>	<u>4-9-19</u>
Name of Lead Agency	Date
<u>Joe A McIlroy</u>	<u>Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Carl Peter</u>	Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

PRINT FORM

Motion for negative declaration on SEQR by David Dermody, seconded by Heather Grant 5 Yes 0 No. Joe McIlroy signed form as the responsible Officer in Lead Agency – and gave original to Carl Peter.

Motion to approve final site plan was made by Chris Wall and seconded by David Dermody. 5 Yes 0 No



Next order of business: Ceres Farms Sub Division. The letter from the county was read by JoeMcIlroy.(I did not get a copy of it) Joe said for the Subdivision area – agricultural Zoning Board minutes from 3-28-19 they had a motion by Mr, Stein and seconded by Mr Geiger for an area variance. Carried already gave to county. Kevin O'Donahue presented a large map of the subdivision. He state that the words Center line and Highway line were reversed on the drawing. Will fix on next map. Planning Board is requesting to have well and septic noted on drawings and the frontage measurements are to be noted for each lot. A mylar and 6 copies were requested for Mr O'Donahue to have for the Public Hearing to be scheduled.

A Public Hearing is to be scheduled prior to the next meeting.. Motion by Joe McIlroy for the Public Meeting to be held May 14th at 7:15 pm at the York Town Hall in regards to the Ceres Farm Subdivision, seconded by Alan Brightman 5 Yes 0 No. Public hearing notice to to be put in Livingston County News.

Motion by David Dermody and seconded by Chris Wall to adjourn at 8:05 pm 5 Yes 0 No

Respectfully submitted,

Connie Burger