

York Planning Meeting with Zoom
November 25, 2020
York Town Hall

Present: Joe McIlroy, Alan Brightman, Chris Wall, David Dermody, Davies Nagel, Zack Kobylanski (alt)

Others: Donna Falkner, Lance Brabant, Kirk Richenberg, Carl Peter, Rick Ashley, Joe Bucci, Preet Baidwan & Gurminder Virk (Valero station), Sean Hopkins, Esq. (716-510-4338), Tim Boyle (Newman Properties overseeing project)

7:30 pm – Chairman McIlroy opened the meeting with the pledge

Mr. McIlroy asked for a motion to approve the September 23, 2020 minutes, with correction to spelling of SEQR.

Resolution:

Mr. Dermody moved to accept the September 23 minutes as corrected, Mr. Brightman seconded, all in favor, carried.

Aye – 5 Nay – 0

Mr. McIlroy said Growmark is moving forward.

Mr. Brabant said that OYA is waiting for things to happen on their end. Verizon issued an approval letter for decommissioning but had taken light off the top so they redid it and included the light, after which he approved it.

Mr. Nagel said he approached Page (?) about the OYA soil designation and they said they couldn't do anything because it's private land. When we revise the Comp Plan we need to look at protecting our forested lands.

New Business – York Travel Center

Mr. Boyle – said that we need to replace Valero station and Preet and Gurminder will run the new center

Mr. Hopkins, Esq. said there is 11.4 acres available on the corner for the Travel Center. Will need a special use permit for fuel, drive up window for food. 20 parking spaces more than required. Tractor trailer parking in the back. A replacement facility for the one across the road. Needs to go to County Planning, Environmental Review and Department of Transportation. 6000 sq. ft. building.

Mr. Boyle – asked for questions

Mr. McIlroy – will also need a sign permit

Mr. Boyle – we will look at signs needed

Mr. McIlroy – will also need a \$7500 check to the Town of York in escrow

Mr. Nagel – asked if they knew how far from York School – only 25 yards to school. How many truck stops in NY state are within 25 yards of school?

Mr. Boyle said he does not consider this a truck stop but a convenience store/boutique truck stop. Can only fuel two trucks at a time, not 20-30

Mr. Hopkins – the site is large enough to accommodate trucks, the traffic already in the area.

Mr. Boyle – another place that is similar is at 4222 Walden Ave in Lancaster.

Mr. Dermody – Kids go down to the corner for drinks, etc. How do you get them safely across the highway.

Mr. Nagel – safety issues, fuel smell of running trucks, and would be an impact

Mr. Boyle – once the new facility is open, we will close the present site, decommission and clean up and repurpose that corner. We are talking with a number of food people and are discussing the possibility of two showers – a “boutique” truck stop. It won’t be a high-volume truck stop.

Mr. Kobylanski – There was talk about a sidewalk study a few years ago.

Mr. Boyle – we know that we’ll have to do sidewalks and curb stops. It’s a 45 million dollar project for tax revenue and don’t anticipate truckers spending evening there.

Mr. McIlroy – most trucks have their own gen pack they would switch over to.

Mr. Wall – stops at the Lancaster facility all the time and most trucks there are utility trucks that are left there. What is awkward there is that people have to walk across the drive through. Mr. Boyle said they would not repeat that design here. Mr. Wall asked if there was anything on the east side of the site. Mr. Boyle replied not yet. Mr. Bucci has offered to buy that property and will talk to the owner.

Mr. McIlroy suggested moving the fueling area to the back and have the trucks enter and exit off Rt. 36. It would move it farther from the school, one way of mitigating safety issues.

Mr. Brabant – as to SEQR – adjacent public school, disturbance of soil and potential thresholds down to 25%.

Mr. Hopkins – in SEQR regulations thresholds go down and could be a part 1 and will have to do a longer SEQR

Mr. Brabant – EAF will be required

Mr. McIlroy – would like a full EAF along with coordinated review.

Mr. Brabant- will need multiple special use permits and would like to keep them as separate uses.

Mr. Hopkins agreed.

Mr. Brabant- regarding truck traffic, look at the Rt. 63 entrance making it wider.

Mr. Boyle – we can significantly change the entrance if we can acquire more road frontage. We would want to separate cars from truck traffic. Don't think Mobile will go for a \$3000 truck road versus a \$8000 road.

Mr. Brabant – contact DOT, soon the better and a traffic study

Mr. Dermody asked is we would know the food tenant before final approval.

Mr. Boyle – we would know in 60 days

Discussion between Mr. Brabant, Mr. Hopkins and Mr. Boyle regarding pedestrian safety, statement of operations broken out and separate.

Mr. McIlroy asked what the hours of operation would be. Answer was 24 hours.

Mr. Boyle said that Mr. Bucci and Mr. Baidwan making a 30 year commitment.

Mr. Brabant also said they have to look at storm water, landscaping, buffering and screening.

Mr. McIlroy asked if the gas line running through the property was dead. Mr. Bucci said it is a live line. Mr. Nagel said that there is parking on top of the gas line and it goes across the driveway. Mr. Boyle said they were well aware of the line.

Mr. Nagel said that the Comp Plan states to maintain the rural characteristics of the plan. Mr. Hopkins said they did look at the Comp Plan, at all aspects.

Mr. Nagel asked if there were wetlands. Mr. Hopkins said he didn't believe there were any on site and not in a flood plain. Mr. Nagel said the holding ponds are on a floodplain and that there are two major trails in town to the east and they were paving over the trail. Mr. Nagel said that a focus of our town could be an amazing place but it's still a truck stop.

Mr. Wall – asked if they would decommission across the road. Mr. Boyle said that 1000-1500 feet of soil is to be removed and it would be a 4-6 week process to decommission. Tanks would be pulled immediately. Mr. Wall asked about upgrades for water and sewer for the town. Mr. Brabant said they would look at the main to make sure it's the correct size.

Mr. Wall asked what happened to the sidewalk study that was done. Mr. McIlroy said that they had talked about the project before. Mr. Peter said that the town had applied for a grant for sidewalks and trees because the town couldn't pay for it themselves.

Mr. Kobylanski stated that he lives across from the present station and has plowed there and the only trucks idling there are state salt trucks.

Mr. Hopkins suggested they do Part 1 of SEQR and supplement with a statement of operations. Mr. Brabant added and a traffic study.

Mr. McIlroy asked what their proposed schedule was. Mr. Hopkins said they have to deal with Covid regulations. Mr. Boyle hopes to break ground in April and construction would be 100-120 days.

Mr. Brabant – review application, send it to the county, SEQR process of 30 days and schedule a public hearing.

Mr. McIlroy – said December could be the preliminary site plan

Mr. Hopkins – they can come back with some stuff but probably not truck stuff but leave tentatively on agenda for December and they will let us know.

Mr. McIlroy said that Greg Donnan wants to do a 1-2 land split and all it needs is his signature but wanted the board to see it first.

Mrs. Falkner has scheduled the following dates for 2021 Meetings on Wednesdays at 7:30 p.m. and need a motion for approval.

January 27	July 28
February 24	August 25
March 24	September 22
April 28	October 27
May 26	November 24
June 23	December 22

Resolution:

Mr. Dermody moved to accept the above dates, Mr. Wall seconded, all in favor, carried.

Aye – 5 Nay - 0

Mr. Wall – decommissioning of Valero has to be tied to the project or it may not get done

Mr. Kobylanski – can the town require that? Mr. McIlroy – it can be part of the special use permit. Mr. Brabant – they said they would do it. Mr. Peter said back to shovel ready. Mr. Wall asked if they would rent it for another gas station. Mr. Kobylanski said you can't put just anything there because Rose owns right up to it, there's no way to put a driveway behind it. Mr. McIlroy said so it's limited to growth but is commercial.

Resolution:

Mr. Nagel moved to adjourn, Mr. Wall seconded, all in favor, carried.

Aye – 5 Nay - 0

Respectfully submitted,
Donna K Falkner
Clerk