

Planning Board Meeting- Town of York

May 8, 2018

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

Others: Carl Peter (Code Enforcement Officer), Donna Falkner, Bob & Kate Wilcox

7:30 pm Mr. McIlroy opened the meeting with the pledge to the flag.

Mr. Wall moved to approve the April 10 minutes as written, Mr. Brightman seconded, all in favor, carried.

Yes - 5 No – 0

Kate Wilcox wants to repurpose part of the mansion and rent it out for events to help restore the property to the original 1900's and working towards making it a historic landmark (won't be able to get grants if doing events). They'll only use select caterers. Have gone to the Zoning Board for a use variance and has gone to the county. It will need to go back to the zoning board for approval.

Mr. McIlroy asked about parking and Kate said parking would be on the grass along the driveway. Mr. McIlroy asked Mr. Peter if the site plan application was complete and Mr. Peter answered yes it was.

Mr. Wall asked was the intention to use the bathrooms in the house. Kate said it depends on what an architect says. Could have the renter rent portajons.

Mr. Peter said that if she has approval she'll go ahead with the architect. Can use tents in the meantime. She still has to get county health department to sign off.

Mr. McIlroy said realistically we don't have everything to do a final site plan. Need to show where the septic is on maps. This is just a preliminary plan. Mr. Peter said not sure if a sprinkler would be triggered in the plans.

Mr. Dermody took a course for historic landmark – changes have to fit the character of the building even if using our own money on your own building.

Mr. Wall asked Mr. Peter if the sprinkler system is triggered by square footage. Mr. Peter said it may be triggered by the number of people. May be able to add exit doors to get around sprinkler system.

Mr. McIlroy suggested going over page 92, Preliminary Site Plan application.

Mr. Dermody is confused, why it's a site plan when building already exists.

Mr. Peter – new venue fits the property through site plan application – changing use. Where's the septic. Mr. Wilcox's answer – on the east side to left ow where the venue is. Mr. Peter did the sketch plan already.

Mr. Brightman asked if there will be exterior lighting along the driveway. Ms. Wilcox answered if needed. The main house to the road is about 1/8 of mile.

Mr. Peter said there are other tenant houses on the property but should not be affected.

Mr. Brightman asked about signs. Ms. Wilcox said the Hillcrest sign has been there for a long time but could add another.

Pg. 93 – 1104 Traffic – all parking will be off road on lawn

Mr. Mcllroy would like to see some kind of site plan to review.

Mr. Dermody understands where Kate is coming from about not spending money on an architect if not needed.

Mrs. Grant said we can give our opinion. Mr. Peter asked what she needs for the next meeting.

Mr. Mcllroy said we need some dimensions, but wait and see what the county says.

Ms. Wilcox said she submitted to the county the site plan and variance.

Mr. Peter asked if they wanted the site plan of the property showing distances to the property line.

Mr. Dermody said we need something concrete on a map regarding distances if we are ever challenged.

Mr. Wilcox said he could draw up a map with dimensions. Ms. Wilcox asked how it was done for Sue Smith and was told Smiths had a site plan with maps.

1104 – driveway widths on drawing and show parking perpendicular to the road and type of surface.

Mr. Dermody said that she needs an architect to prepare a site plan and building designs, pg. 92 1103-A

Mr. McIlroy said we need plans a week before the meeting so we can look at them. Planning board just tidy's up the plans. The county and Zoning Board can stop you.

Mr. Wall asked if there are any easements or lease agreements with utilities. Mr. Wilcox said no.

Do you have a target date? – Ms. Wilcox said not really and asked if there was a time limit to be done after approval. Mr. Peter said not other than building permit is for a year.

Mr. Nagel thinks it's a beautiful place and restoring (repurposing) it like this would be a great idea. Maybe you should contact the Letchworth Gateway Villages Initiative (to be included in their map).

Jerry & Dave went to solar meeting – need 7 ft. fence around it. Mr. Nagel thought only type 3 needed a fence. Maybe it depends on the construction.

Motion at 8:35 p.m. to adjourn by Mr. Dermody, Mr. Brightman seconded, carried.

Yes – 5 No - 0

Respectfully submitted,
Donna Falkner, Clerk