

York Planning Board Meeting Minutes

Meeting Date: February 20, 2007, 7:00 p.m.

Present: Frank Rose, Mark Vitale, Dave Nagel, Rob Susz

Others: Heather Ferrero, Carl Peter, Jerry Deming, Missy & Shawn Pies

Missy & Shawn Pies presented their proposal for a partnership with the Awareness Foundation to provide a program for a group "Inner City Slickers". Two or three summers ago they started a day camp – then New York state came through with requirements the Pies were ready to get into. The Awareness Foundation heard what they were trying to do and Michael O'Neal of the Awareness Foundation called the Pies to see if they would be interested in setting up his program here for "Inner City Slickers". Mr. O'Neal wants to put in a facility that would encompass 20 acres and the Pies wanted to be sure the town would be in agreement with that and they're researching roadways, who the kids would be, what would be needed, etc. Target group would be in need or at risk kids.

Jerry Deming – campgrounds in present zoning are seasonal, so there would have to be a variance

Missy – want to be sure we're in compliance with local zoning, etc. as first step

Frank Rose – this would be seasonal wouldn't it?

Dave Nagel – have you talked to school yet?

Shawn – no – huge undertaking for just Missy and I so uplifting when this guy called – we haven't talked to school yet

Missy – we want to start small and not get in over our heads

Carl Peter – basically start out with a cabin

Missy – we need to figure out where buildings will be, how to get sewer & water

Jerry – first step was you need a plan

Heather Ferrero

- in our zoning there is no permitted use for a year round educational campground, just a seasonal campground
- Could petition the town to allow it – a town wide use or request an use variance from ZBA – would need to meet four criteria (not a self-created hardship; financially – can't realize a reasonable return; doesn't substantially change the character of the neighborhood; charitable organization)
- Planning Board would review site plan (layout of where buildings, etc. are)
- Town Board would handle special use variances

- When you apply for a special use permit the town can specify certain conditions
- Separate issue to county – 8 year ag district (done in 2005) – talked to Ag & Mkts. and it would not fall under protection of farming application
- there would be a lateral restriction – can't hook up any new taps into water and sewer until 8 years are over

Missy – this would be equivalent to a 501c organization

Carl – can adequate water service be provided on existing lines back to where the buildings are?

Jerry Deming – are there any variances to state policy on lateral restrictions?

Heather – if you can convince town that it is separate farming operation – if it's an agricultural use and you can justify it

Shawn – we breed horses and use those horses

Shawn & Missy – would have staff house, boys house, girls house, first aid

Heather – if this is an agricultural use in an agricultural district than there's no problem with lateral restriction – it's the way you present your case and application and justify it

Missy – it's an agricultural, educational, therapeutic facility

Heather – you need an application for site plan, zoning law, special use permit

Missy – would want a public hearing with Mr. O'Neal present to answer questions

Carl – concern regarding placement of driveway – might want to address it in proposal

Missy – would like to look into using existing driveway – off of Federal Road would be better

Heather – how many curb cuts are there

Shawn – four

Missy – don't see any occupancy before next year

Shawn – this will take time

Heather – operating under old zoning code which will change when new one goes into effect, so may want to get it in now

The Board felt that the Pies should go ahead and get their material together.

Heather – two meetings on site plan

- Preliminary site plan (internal traffic, existing house/bldg, location of driveway, water, sewer) – can make changes between this and final site plan
- Public hearing with conditional use permit (to town board) next meeting – any changes would go to following meeting – town board will do public hearing
- Need ag data statement, site plan application and SEQR

The Pies left.

Frank – how does this place get finances

Jerry – through grants and benefactors – don't think Pies will get that much out of it financially – great program

Heather – might want to submit to social services, sheriff and fire departments ahead of time for endorsement from them for the public hearing

Jerry – requested the one RFP received for Zoning be rejected and have the bids re-submitted because of lack of response from engineering companies – budget for this year is \$20,000 for zoning

The Planning Board agreed and a letter will be submitted to Town Board saying such and asking for a reissue of the RFP's for zoning.

Motion: Frank Rose moved to adjourn, Dave Nagel seconded, carried.

Respectfully submitted,
Donna K. Falkner
Secretary