

**York Planning Board
Meeting Minutes**

Meeting Date: April 28, 2007, 9:00 a.m.

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

Others: Heather Ferrero, Kurt Richenberg, Randy, Myron & Stanley Rodgers, Kip Finley with Avery Engineering

George Worden called the special meeting to order at 9 a.m.

George – the land has to be zoned properly for the Empire Zone

Kip Finley – Myron & Randy hired us to facilitate the zoning change. We did a study on the property between the school and Chandler Rd. a year ago. I have some handouts showing a little more about what we're doing. Its 118 acres of land straddling an active railroad and at the intersection of two good truck routes, along with water and sewer makes it a good site for commerce. State has designated it an Empire Zone to encourage economic growth. The one barrier now is the agricultural zoning and large corporations would look elsewhere because of the time involved in changing the zoning. Good location near Rochester. College nearby, shopping area. We would like this to be a marketable property and here to present our point of view. Has the code changed?

George – not yet – we have a moratorium on subdivisions right now

Woman – is there a specific project in mind for this? So no one has approached anyone yet?

Kip – no

George – the key is to have it properly zoned for the Empire Zone

Kip – continued discussing the property development

George – this vision of how the structure will look – are you willing to put restrictions on the deed saying that it's going to look like that

Kip – actually I believe we would – that's one reason we were asking about zoning codes – could plan the whole development as people become interested - our goal would be to give the Planning Board enough information to make a recommendation to the Town Board for a zoning change to the planned development & here's the criteria

Frank Rose – our supervisor said there has been interest in the property

Kip – there has been some interest but they are looking at areas all over the state, nothing definitive

Woman – what were they

Kip – ethanol plant and Barilla had looked at it

Stanley Rodgers – it's listed for sale under J. Richard Ellis, a nationwide company

Kip – would we be on the right track to do something with planned development

Frank – are they exempt from being a subdivision if in the Empire Zone

Kip – No, rules are exactly the same for them as anyone else – looks like a good thing for York would be to build up a good economic infrastructure that would bring employees, build homes, etc. Heavy industry looks for rail access and truck traffic. Look at what assets you have and you save areas such as wetlands.

Since we're near a school, something to think about - kids looking out window and seeing corn field they may not want to stay in the community, but if they look out and see technology happening it may be a good thing as long as there isn't pollution etc. harming them or nature. Could have walking trails in the woods. They can be compatible but have to be planned out.

George – could have some residential besides school for a buffer zone

Kip – it is possible – maybe some kind of rental property, apartments

Frank – we really need senior citizen housing in the town

Kip – most senior citizens don't want to live near schools because it's noisy and disrupts their life style – might be good for families. Can design percentages of space for different areas.

Woman – have kids in school and would be very concerned about what goes in there – how air tight can we make this?

Kip – as far as the environmental issues the town isn't the one to do this – it's state regulated

Heather – don't think D.E.C. is strong enough, they're just paper pushers

Kip – town can decide on land users

Heather – already have a problem with trucks on Rt. 63 – it's a real issue –don't know what increase will be

Kip – school has a head start on taking traffic issue to back of school – maybe bus garage could route to the back of the school instead of out on 63 – might be opportunity to give school a piece of land in back for a new garage in exchange for access to 63 – really need to talk to the school about this

Frank – they thought about putting garage in back years ago

Kip - 63 is an important highway for commerce and that won't change but school has adaptability to change and bring front door to south side and if we could bring the traffic away from the four corners it would help

Heather – would there be an exit on Chandler Rd.? – does it butt up to there?

Kip – Chandler Rd. is more residential so not likely you would want truck traffic there

Randy Rodgers – showed where the frontage was on Chandler Road.

George – in Comp Plan we have high density housing in there – hamlet commercial on Chandler

Kip – what is public described as?

George – our school is public

Heather – residential density similar to high density residential

Kip – looks like commercial would be off Chandler and 63

Mark Vitale – not only tracks to 36 but your property also has access to spur to Chandler Rd., correct?

Kip – technically yes but there's wetlands in between

Frank – how much more can school expand

George – if this works you might need more there, but I feel it's important to have a buffer between the school and industrial

Rob Susz - no one has ever talked about using both sides of the railroad tracks

Kip – I want to know more about what the school needs rather than number of acres – we have some concepts drawn but they are not developed enough – does the school have a wish list?

Dave Nagel – we always have a wish list

George – we worked pretty hard on the Comp Plan with a lot of public input

Rob – don't see anything radically different, just move lines around a little bit

Kip – Planned Development is probably the best zoning to give the Town something to work with

Heather – according to the zoning codes Planned Development is based on a project, a set of plans – York has done other Planned Developments – to change that zoning PPD is project specific, would have to actually come in with the plans – narrow down the uses

Kip – don't know if York's code would be rewritten in the time they want to rezone the property

Rob – like what he's saying but could we rezone for PD with these uses, these setbacks

.Heather – town would have to agree on uses - obstacle you might encounter if it changes significantly

Kip – have to talk to IDA to see what the most appealing uses are

Heather – if another company attracted to area wasn't in the list you'd have to come back to the town

George – problem is that in order for Empire Zone to work a lot of places won't jump through the hoops and take the time – they'll go to another empire zone – we need to be ready

Heather – you might want to check with the Ida or with Economic Development about what the exact plans were for this Empire Zone – heard there was more acreage than there was supposed to be – the town is bound with any zoning because of new comp plan to be in compliance with the Comp Plan

Kip asked for a copy of the Comp Plan

George – we need to get this ready now before someone does come in and want it

Heather – if rezoning wants to go through as Planned Development than it does need concept plan, negotiation all up front – if the town wants to do a site plan review along with the zoning, then if there's any change to actual site layout you can revise the site plan review and not whole rezoning – only time you have to go through rezoning is if the use changes – if something outside the list was proposed – the only other thing to do is zone it industrial but then we have permitted uses

Woman - is there something in here that says we don't want heavy industry or hasn't it been decided

George – that's why we're having this meeting

Heather - Planned Development would allow certain development

Rob – more control with Planned Development

Woman – I'm really concerned about it

Kurt Richenberg? Rodgers? –think we're on same page – wouldn't want some industries there but others could be a great neighbor – may mean more jobs in the area – we have an excellent SUNY school in our back yard

Kip – lot of potential here

Frank – have to do something or we'll die like Mt. Morris

Kip – build commerce, people move here needing housing, etc.

Rodgers or Richenberg ?– unique opportunity for York to have Empire Zone – if we don't use it we lose it

Heather – would have to have buffer in Planned Development and both Planning Board and Town Board would have to agree on – whole parcel would have to be done at one time

Respectfully submitted,
Donna K. Falkner
Secretary