

**York Planning Board
Meeting Minutes**

Meeting Date: May 15, 2007, 7 p.m.

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

Others: Kip Finley (Avery Engineers), Stanley & Randy Rodgers, Andrew Neri Jr., Jessica Hasler, Carl Peter

Chairman Worden opened the public hearing for Mike Van Gelder at 7 p.m.

#1

Andrew Neri asked for a zoning change (variance) at 2883 Chandler Road (1/4 mile before River Road near Ed Hasler) to operate a retail car dealership. He brought in a rough outline of what he wants to do, also brought a survey map. No more than 10 cars at a time at the house. He said he would need a special use variance according to Carl Peter.

George Worden stated that the Zoning Board of Appeals grants variances unless the Planning Board rezones it. George asked Frank Rose about the Town Board having a say when it applies to cars.

Frank agreed and both George and Frank recommended Mr. Neri check with the Town Board first. George said it was not listed as a home occupation so he could run into a stumbling block there.

George told Mr. Neri that the Planning Board does not do variances but do the rezoning, planned development, etc. He thought that there was a local law that the Town Board had to approve a dealership first.

#2

Kip Finley, representing the Rodgers, submitted as quickly as they could after the Town Board meeting. Don't know how much the board wants to get into tonight.

George – the land was brought up to the Town Board about putting the property in planned development and listing the uses. Town Board ok with it and George ok with going forward with this.

Kip said we can talk about all these different requirements. He pulled information from Avon, York, and Rochester to draw up the one he has presented. He provided samples in the package for the board to look at. The map is probably about the level of detail. It takes the Comprehensive Plan one step further. There was discussion of the map and explanation of what they might do – buffer could be public, institutional, bus garage, professional, or athletic fields and divide it with a road.

Mark Vitale – didn't we have a high density residential?

George said yes.

Kip – each area could be several different things. 200 ft. setback along dashed line on map according to York's code for industrial buildings to residential.

George – our zoning plan is obsolete

Kip said there were good things in our zoning plan

George – Kip’s interpretation different – not what we had in our Comp. Plan.

George asked Kip, if there were going to be buildings there, how would he feel about stipulations to have the buildings match the school (brick), multiple story.

Kip said they would have to say what you wanted, especially if you don’t have the code revised.

Dave Nagel didn’t think the school would go for a road out back through the fields because there’s an area there they use for a nature center.

Kip explained the benefits of pushing the traffic away from the school.

Dave said you could also go south on Chandler Road but Kip said he didn’t think the railroad would ok that with the tracks there. Kip said Chandler Road not a good place for truck traffic.

Randy Rodgers – some of what Kip says make sense – a road back there would give another exit for events like July 4th.

Kip started his career in traffic planning and for access management they would separate the roads and take the load off the intersection and the sensitive areas.

George asked Kip if he had a meeting with the school yet and Kip said no.

George curious whether the school would want a buffer zone or not.

Dave thought so. They’d want to protect as much as possible. Dave showed where the nature center was behind the bus garage.

Kip said they were trying to come up with very specific rules for this acreage so that when it’s approved as a planned development you pretty much go to this as a cookbook – it’s either on the list or not on the list.

George asked if they would consider doing it in two different steps or all at once.

Randy – every time the engineer comes it costs us money

George understands but we’re not sure what we want for the buffer so we need to find that out or if we need a buffer.

Kip feels that this is going to take time and we’ll have time to talk because we have to have a public meeting, to the Town Board, meeting with the school, so nothing has to be decided tonight.

Dave asked if this was in the zoned industrial zone for sure. They were going to flip flop.

Kip said that part of the school property was accidentally included in the Empire Zone and has been taken out. He checked with the IDA. The two properties of the Rodgers are in the Empire Zone.

George said that a lot of stuff doesn’t qualify for the Empire Zone (he saw a cheat sheet once for it) and asked Kip if he had that.

Kip said no.

Frank asked if the Kip was doing this himself or was he getting help from the county.

Kip said that the county and the realtor is helping but it's listed on the website and being marketed by a couple of different agencies. It might end up being something taxable in the buffer.

Stanley Rodgers asked what about an employees parking lot for a buffer? Named a couple of companies out west.

Kip said it was possible with trees as landscaping. Today industrial looks like warehouses, not big smokestacks.

George asked about uses.

Kip referred to page 2 of the draft "Project Zoning Proposal" for 2627 Chandler Road.

George asked so you haven't changed anything from the first draft?

Kip said that the one thing he added was that correctional facilities, sanitariums was spelled out more. That's the kind of things where he needs help filling in.

George – give us some time to look it over and schedule another workshop to go over it.

Dave – there's so much information need more time

Kip suggested we brainstorm how the process will work. Would the Planning board make an environmental determination and recommendation to the Town Board. Then after a hearing the Town Board could vote on it.

George said correct.

Frank asked if there have been any inquiries.

Kip said the realtor has had some but no one's made an offer that he's aware of. He's met with the IDA and talked to the railroad.

Mark asked if Kip saw one business or several.

Kip said they were trying to set it up for two fairly large businesses.

Mark asked if they were trying to do any development themselves.

Randysaid no, they were just trying to make it available.

Kip said their sweat equity was getting it zoned properly and planned so that it all works and be able to sell it.

George said it would be good for senior housing which we're lacking.

Kip said apartment complex might go there.

Kip said it would be nice to have a public hearing at the next regular meeting and have a work session at the two week interval when you have the special meeting. This would work better.

Dave said it's such a big change, it will drastically change the landscape and people will want to understand it and know what's coming and should go little slower to get support of the community. They might accept it if they can understand it.

Kip asked if you would rather have a work session at the next planning board meeting and he would facilitate it with handouts regarding the zoning for a planned development in this area.

George said that if we can get as much input as possible then it's viable.

Dave said we should also talk about it ourselves as a planning board.

Randy said it will change, it's not prime farmland but may be advantageous for business.

Dave agreed but we need a little time to look at this. The last thing we want is a split in the community.

Dave thought we could have the work session at the school.

Timetable:

June 19 – Work Session at the school - advertise

July 17 – Public hearing

July 26 – Town Board

Dave asked what would be the increase in truck and traffic, any estimate?

Kip said no but we could come up with a number based on percentage of acreage to come up with a square footage and generate trips. Ideally you would want industrial which gravitates towards use of tracks.

Carl Peter said that they needed to call it something else than 2627 Chandler Road because it's the Hagan's address.

Kip said he would bring displays and facilitate the work session, just let him know where.

#3

Paul Raymond wants to buy land from Kevin Simpson across the road from Caledonia Diesel. Kevin would like a driveway on each side and will make the land level. Will have a grassy ditch with less than 1 % grade so they could mow it, which would drain into a retention pond in case a vehicle leaks. Eventually maybe employee parking. 5.253 acres, 250' deep.

Frank – you want to keep it under 5 acres or you'll involve D.E.C. if you disturb more than 5.

George said he's addressed some of the stormwater regs with the retention ponds.

Paul asked what it was zoned.

Rob Susz – it's zoned agricultural

Paul said we won't build on that side because we need parking and want to keep buildings on the north side of Anderson Road.

Dave asked if there will be an landscaping.

Paul said there would just be gravel and grass.

Rob said he might want to put a berm in so the field doesn't drain into Pauls.

Paul said the field was all tiled

Carl said the question is whether a business or industrial. Industrial would tie in with the rest of the property across the street and follows the Comp. Plan. Business would be permitted use conditional.

Paul said we're too crowded on the north side and it doesn't look good.

Frank thinks we should go for it.

Mark doesn't see a problem with it.

George said it would be better in industrial, but Paul has to take over ownership before we can rezone it.

Carl said if zoned Planned Development it's for a specific purpose

Dave said if we do it industrial a mine could go in there

Continued discussion regarding planned development versus industrial.

All board members agreed that it should be zoned planned development and had no problem with a parking lot. Paul was advised to buy it if he wanted it rezoned.

Frank asked if he had to buy it before its rezoned.

George said the owner of the property has to rezone it.

Dave suggested landscaping it but Carl said it would actually create a sight hazard at the corner.

The hearing for Paul Raymond will be June 12 at 7:30 p.m. – a public hearing to change the lot at the corner of Simpson Rd. and Rt. 36 from agricultural zoning to Planned Development.

George told Paul we had to get map and information to county and Kevin has to subdivide land.

George will contact Clark Patterson to meet with them after the hearing on June 12.

We need to have a special workshop to meet with Clark Patterson regarding the zoning. They were the cheapest bid.

8:30 p.m. – Meeting adjourned

Respectfully submitted,
Donna K. Falkner
Secretary