

STEERING COMMITTEE FOR ZONING UPDATE

August 14, 2007 Minutes

7:00 p.m.

Present: **TOWN BOARD:** Lynn Parnell, Norman Gates, David Sliker  
**PLANNING BOARD:** George Worden, Frank Rose, Mark Vitale, Rob Susz and  
Davies Nagel  
**ZONING BOARD OF APPEALS:** Richard Ellis and Marjorie Fasano  
**PLAN/ZONING SECRETARY:** Donna Falkner  
**CLARK PATTERSON ASSOCIATES:** Richard Henry  
**STEINMETZ PLANNING GROUP:** John Steinmetz  
**OTHERS:** Ron Cicoria, Town Attorney, David Deuel and a town resident from  
Mt. Pleasant

John Steinmetz reviewed York's Comp Plan and future land use plan of 12 areas, current zoning of seven zones including a planned development. Would keep zoning district boundaries the same and just change the text. Hopes to make zoning code more user-friendly. Anticipates six changes:

1. General reorganization of code sections
2. Possibly differentiation of residential and commercial districts
3. Introduction of setback and lot coverage requirements
4. Rural preservation tools incorporated into zoning
5. Ensure that new code addresses concerns about type and location of development
6. Locate development where current/future infrastructure can support it

Brainstorming regarding town's current zoning code

- What are the strengths-weaknesses
- What issues regarding subdivision regulations address

Major sections typically addressed in municipal subdivision regulations (details and direction varies depending on the needs and intent of the town):

- Authority for Plat Approval; Compliance with Policy
- Definitions
- Applicability
- Pre-Applications Sketch Plan Conference
- Sketch Plan Submission Requirements
- Procedures for Review of Major and Minor Subdivision Plats
- Final Minor Subdivision Plat Approval
- Preliminary major Subdivision Plat Approval
- Final Major Subdivision Plat Approval
- Required Improvements
- Filing of Approved Subdivision Plats
- Acceptance of Public Streets and Recreation Areas
- Variances and Waivers

## Subdivisions

- Dave Sliker said there needs to be a time table on subdivisions – need steps to go through listed
- Frank Rose stated that the only curbing we have is right here in York – we don't need curbs if correct drainage – would like underground utilities
- Dave Sliker asked if there were examples of subdivision regulations we could look at

John Steinmetz said that curbing and gutters would take away from rural look

## Rick Henry's thoughts

- Need subdivision regulation guideline for subdivision development in town
- Roadside ditch rather than gutters or curbs – curbs may not make sense
- Road width
- Through roads or not
- Why do present regulations stink?
- Need to address stormwater regulations
- May end up with a pond

Dave Sliker said we may want an access road to the subdivision.

Rob Susz – depending on size of lots whether we have street lights and sidewalks

Dave Sliker – need to look at state laws to see what's required

Frank Rose – need to keep cost down on sale of lots

John Steinmetz – didn't see a timeline in present regulations, 3 lots justifies a planned development in present ones

Dave Sliker – thinks three lots over five year minimum

Dave Deuel – in a rural subdivision what about non-adjoining parcels on a tax parcel

Rick Henry – if interested in controlling frontage development are you going to make exceptions to the rules

Rob Susz – 80% ag – can still build house in ag

## Rick Henry

- do you want frontage lots in ag to protect it
- zoning needs to be consistent with present comp plan
- what kind of subdivision are you anticipating, 3 lot – 25t lots
- what about defining them on infrastructure available

Rob Susz – see clustered subdivision or rural roads in ag - looks funny now but in future maybe not

Rick Henry – personally rather see clustered subdivisions rather than frontage – need to add site distance, etc. – can add clause regarding ag families subdividing among family but have to be careful of wording

Rob Susz – do we specify lot size, say 10 acres for each lot?

Rick Henry – can't do septic on more than 49 lots (state regulations) – need more consistent easily understandable regs and a timeline

Ron Cicoria – have to look at where we want to be (not like Geneseo) – you want to control development not squash it

Rick Henry – will draft some subdivision regulations by next meeting – want to preserve the existing farmland

John Steinmetz – look at present subdivision regulations before next meeting and note what you like or don't like

Ron Cicoria – if putting in 50 houses may want sidewalks so people won't walk in the road

Mt. Pleasant resident – any external controls? We don't control the water, another town does. Are people going into a development able to carry the load?

Mark Vitale – minimum lot size needs to change and go up

Rob Susz – we're talking about four different types of zoning

Frank Rose – does state law supersede town law?

Dave Sliker – town is telling Carl Peter to follow state regulations

George Worden – owner of property should go to county clerk and then to the planning board – we have no teeth to bite back with if something goes wrong in subdivision

Dave Sliker – we need enforcement

John Steinmetz – what about signs, etc.

Marjorie Fasano – an issue is junk cars

Dave Sliker – any junk accumulation

Frank Rose – need to protect people's hobbies

George Worden – nuisance calls regarding burn barrels

Marjorie Fasano – chickens/goats in residential

Parking ordinance townwide – John Steinmetz says our present parking regulations quite high – can fine tune it

Dave Sliker – can we include pre-existing?

John Steinmetz – yes we can grandfather it in

Meeting adjourned 9 p.m.

Respectfully submitted,  
Donna K. Falkner  
Secretary