

## York Planning Board Meeting Minutes

Meeting Date: August 21, 2007

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

Others: Jerry Deming, Kip Finley, Randy Rodger

Chairman Worden called meeting to order at 7:05 p.m.

George Worden said he was hearing good concern from neighbors regarding property near the school – he gets the feeling that people are concerned about industry going in there.

Dave Nagel – would mean increased traffic around the school

Kip Finley – that is a major traffic corridor

George Worden – feels comfortable with the issue if you want to hold a public hearing

Kip Finley – would like a consensus here of what we should do

Frank Rose – only negative thing is the entrance by the school entrance, two entrances would be too close together

Kip Finley – could have school drive hook into a dedicated road to go back in – there's about 250 feet between two driveways

George Worden – if one driveway entrance, school wouldn't have to maintain it

Kip Finley – could use street as a buffer between school and industry

Frank Rose – not many townspeople at the informational meeting

Randy Rodger – there's still a lot of unknown – who knows if that will be an access point – we're just trying to make it profitable

Kip Finley – Planned Development seems to be the best option – thought they could give school land to build another bus garage away from the busy truck traffic, however the school is not interested

Frank Rose – could make presentation with buffer zone to the school – a 200 foot setback from property line in industrial zone

Randy Rodger – two football fields already are a buffer zone

Dave Nagel – access right next to the school may not be tolerable – major problem will be truck traffic

Randy Rodger – this property is not available because of the present zoning – it would complement what's already there if rezoned Planned Development with chance for industrial

Kip Finley – summarized traffic for county – heavy industry about the same as cars – Jerry Deming's question at the public information meeting if we took away Empire Zone would this property still be attractive makes me wonder if it might happen

Frank & George – we lack senior housing in York

Kip – we could make sub-zones out of the property

- Research, institutional or residential along school
- Industrial in middle and southeast corner
- Residential along Rt. 36

Rob Susz – likes the sub-zone idea – gives some flexibility

Kip – if someone starts something then the whole sub-zone had to be that

Dave – so far the school is not landlocked but developing this area would landlock the school which may not be comfortable for some people

George – make development towards school last by steering away from the school

Randy – possible to develop away from the school first

George – this might present to the people better

Randy – would like to see 200 or 300 jobs come in there for area to thrive

Rob asked if they had talked to the railroad yet – would they need extra land for sidings

Kip – have met with the railroad and they can put sidings on private property

George – need some nature space – green space

Kip – high density residential on northwest corner of Chandler – need access right off Rt. 63 to the industry or off the road through residential – northeast corner of Chandler residential or professional or manufacturing

Rob – what about retail somewhere near the residential area

George – “research” might scare average people off – wrong term to use

Randy – leave it professional

George – do you want to get county input before a public hearing

Time line

- Submit information to county before September 13
- Planning board will meet September 18 to discuss county input

Kip – Type 1 action – full EAF or environmental impact statement and coordinated review of all involved parties (D.E.C., army corp, etc.)

Regarding Paul Raymond:

George – county has added stipulations for the Raymond property – agree with all but the heavy equipment.

The board agreed on adding the following stipulations from the county on the site plan:

1. The Phase II Stormwater Regulation will apply to this development and that a Notice of Intent will need to be filed with the NYSDEC before development can begin.
2. Need to provide details on lighting. Any lighting should be planned in such a way as to ensure that it does not interfere with safe travel on Route 36 or Simpson Road. All lighting should be “dark sky” compliant.
3. Provide details on any proposed signage to ensure that it meets Town Zoning Code requirements.
4. Provide natural buffering along the side of the proposed parking lot, as well as along the eastern edges of the property to screen surrounding properties from the heavy equipment on the proposed parking lot. These natural buffers should be placed so that they do not interfere with sight lines on Rt. 36 or Simpson Road.

George will take care of placing these stipulations on the site plan.

Meeting adjourned at 9 p.m.

Respectfully submitted,  
Donna K. Falkner