

York Planning Board Meeting Minutes

Meeting Date: October 4, 2007

Present: George Worden, Frank Rose, Dave Nagel

Others: Jerry Deming, Kip Finley, Stanley Rodger, Norman Gates

Chairman Worden called meeting to order at 7:00 p.m.

Discussion regarding following public hearing for Rodger property – make sure there's a quorum.

Chairman Worden opened public hearing at 7:30 p.m.

Kip Finley explained by color lines different locations – large parcel south of school and west of old mine – Rt. 36 and Chandler Road, large ag zone to empire zone.

Explained

1. reimbursement from state
2. brochure
3. area for high density residential or professional
4. sensitivity of building near school
5. creating buffer zone
6. 200 ft. set back for residential
7. 900 ft. to school
8. manufacturing and industrial

Hearing open for questions:

Bruce Smalling, 2590 Chandler Road – 30 year resident, upset about being industrial. Concerns: traffic on Chandler Road, impact with expansion of property. Is there environmental impact?

Kip: In environmental review now, project subject to traffic impact study, site plan review when we have something in mind, flooding , FEMA Storm water mitigation (due to an area of Chandler Rd. being in a flood zone now), traffic access of state highway Rt. 36, best heavy industry to use railroad

Smalling: What will become of woodland – hopes it would be left alone

Kip: Wetland controlled by Army Corp of Engineers

Smalling: What type of industrial energy?

Kip: high electrical system – must meet DEC permit

Smalling – What about noise?

Kip: Town has no noise ordinance, would default to county level

Smalling: Are there any preordained plans?

Kip: No

Smalling: What about landscaping? Lights toward houses? Money put toward it?

Kip: Landscaping required by town planning board, 2 % of money towards landscaping

Alan Cole, Chandler Rd., Real Estate Broker – What kind of housing? low income? high income?

Kip: Once the first project comes into that division, all the rest follows, cannot be mixed. That division is put aside for that type of building, first professional, all professional or first residential, all residential.

Cole: Quantify benefits to community?

Kip: Discussed what tax revenue would be, industrial vs. housing. Economy wise industry would put you way ahead tax wise. Railroads are the key to industry.

Devin Richards, Main St. – concern about increase in traffic. School has no air conditioning, industry is going to generate noise when windows are open. Is the land going to be viable to sell.

Kip: the growing trend for truck traffic is to 63, railroad business plans is to grow

Joe Graves, Board of Education member – What are the benefits from Empire Zone? In reality what constitutes a good plant or facility? What makes Empire Zone criteria?

Kim: If you don't use up the land , the land goes back into the hopper and can go to some other community. The owners could be industrial right up to the property line. They are giving up land to make good neighbors.

Sylva Palmer, Rt. 63, teacher – Brought up Akzo plan to fill mine with ash, doesn't want that kind of industry, has heard via the grapevine a smelting factory is going to be there. Is this true? With putting all the other uses in, is it really a big enough piece of property for industry? This town is too small for medical or professional businesses and something like smelting will cause odor and pollution. We changed the direction of the buses because of traffic, what will happen with Rt. 36? The school has no air conditioning, what about noise and odor? How open are you being?

Frank Rose, Planning Board – The land is going into Planned Development with uses permitted we will have the say.

Kip: have discussed with the school buses going in a different direction – go through the land to the bus circle

Graves: It is not as attractive as you make it sound.

Smalling: What about lower property values?

Kip: 200-300 employees who will be looking for housing should not lower values.

Barbara Price – If it goes in as industry, it has to go through the planning board right? The planning board and the Town Board can say no to anything that is not appropriate.

Kip: Anything built must go to the planning board. Anything built must be back for review.

Price: Some people miss the salt mine. We need something in town.

Kip: There is nothing here to excite and keep young people. If they see prosperity they will stay or come. People have to make some trade-offs to increase growth.

Price: Many of us would like to see the town stay the same as it is, but this is reality – we need something.

Chris Pascuzzo, Retsof –

1. The new zoning is not finished, what will this go in under?
2. Noise – traffic – and emissions are #1 on the list
3. Do you have a concept plan with a buyer? Our concern is to identify the areas.

Kip: We are asking for them to make a code just for this property

Francis Pascuzzo, Rt. 63 – You have areas set aside for residential, but who ever comes in gets it

Kip: No, only what is listed. They can make it what they apply for. Once picked and it is approved, the others have to go with it.

Randy Burdick, Chandler Rd. – The buffer zone and Chandler Road – how far back will residential be built

Kip: Follow residential zoning laws

Time frame for remarks to the board will be until October 23 at the close of the day (4:30 p.m.) to write your concerns or remarks. Write a letter and send or bring it to the Town Board. On October 23 at 7 p.m. the planning board will review all information and make a recommendation and send it to the town board. It will then be taken up at the next Town Board meeting.

Stanley Rodger – when we went to school train noise was never a problem. With new improvements, such as quieter engines, different horns and welded track, trains are much quieter today.

Meeting adjourned at 9:45 p.m.

Respectfully submitted as taken by Carol Rose,
Donna K. Falkner