

York Planning Board Meeting Minutes

Meeting Date: October 23, 2007

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

Others: Kip Finley, Myron Rodger, Devin Richards, Ken McConnell, Carl Peter, Frank Rose Jr., Allen Rodger, Barb Price, Jim McDonald, Kim Day

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

Letters from town residents were passed out to board members and Kip Finley to read.

Devin Richards asked if what was commented on at the public hearing will carry weight in the decision of the board.

George Worden answered yes.

Ken Mc Connell asked why more specifics were not included in the letter sent of what was actually going to happen. He had no idea until he talked to people what was involved. Suggested that in the future more details be given in a letter to residents.

Kip Finley – asked if the planning board could just write a letter to the Town Board adjusting the proposal

George – is hearing from people that it's a big chunk to deal with

Myron Rodger asked how many letters came in, in opposition

George – five

Myron – large number of the residents evidently aren't opposed – what's the percentage – is there enough negativity to revamp the proposal?

Kip – we've been working on this for three or four months now – there's been a lot of opportunities for input – the ones who don't want to see change show up and the rest don't care – the letter from the resident regarding the breaking in of a house doesn't have any bearing – the purchase of land a long time ago has no bearing on the future

Ken – doesn't change people's concerns

Myron – possibility of taking Empire Zone away if we're not moving toward it

George – good possibility

Kip – if no hot bites they will move the Empire Zone – someone's not going to want to go through six months of zoning process after they purchase land – commerce has to be somewhere if you want it without being in a pristine area

Devin Richards – once zoning is changed to Planned Development it can't be changed back once done

Kip – haven't really worked on different bulk requirements – planning board usually oks with specifications

Ken – when my house was built I had no idea there would be an industrial complex behind me – 63 and 36 are residential houses, don't believe houses and industry go hand in hand – the train there is already an inconvenience

Barb Price – had salt mine and tracks there for years – I've talked to a lot of people who right away are against it, but when explained to them what I heard at the public meeting they don't think it would be so bad – buffer zones would be there – if company is given a tax break the town doesn't have to make up taxes

Devin – some degree of traffic increase will happen – trains don't seem a problem to me – always different noise patterns between dumping, switching and going north

Carl – there was switching back in the G & W's time

Myron – lot of jobs lost when the salt mine closed – need place for jobs for your kids

Ken – still don't think there should be an industrial park with houses

Devin – activities through school – community could be split – questionnaire/ballots could be mailed to get wider input

Ken – too soon to do anything without further study

Kip – Comprehensive Plan calls for industrial, high density residential – people who own property want to be able to do something with it

Ken – too dense now with houses

Dave Nagel – people are against development but need to do it carefully – concerned about it being next to the school and the increased traffic

Kip – not saying plan is perfect – make everything north of the tracks public, would follow the comprehensive plan

Dave – have right to buy land and make money off of it but that is a bad place – school would be landlocked

Kip – letter from school says that we should keep it according to Comprehensive Plan

Frank Rose – what are we going to do about our needs, taxes keep going up, no growth

Kip – we were going to use a small part of the property as a buffer against residential – can bring in more revenue for school, there has to be a balance – ignore what we have proposed north of the tracks

Devin – who is responsible for roads – is rail privately owned

George – state would have do traffic study – there's a procedure to go through – rail is privately owned

Devin – has a traffic study been done

George – usually done when a driveway comes into play

Devin – maybe one done now would be better to ease concerns of people

Kip – a specific use needs to be picked, a traffic study would be different depending on the use

Frank – hope we would not put anything hazardous in there – that's why we want to do a planned development where there would have to be permitted uses

Kip – biggest concern he's seen is north of the tracks and the school – pick form our list of permitted uses, the Empire Zone would probably disappear north of the tracks – give us a chance to talk with you and massage the proposal

Dave – Comprehensive plan we worked on for a couple of years, now we're working on the actual zoning – not written in stone – we want to represent the community

Ken – high density south of tracks, north of my house not ok

Devin – whole area would be planned development (loose definition) - town would still be able to refuse it – have to be vderly sure about definitions before changing anything – wording of definitions might change how I feel about this zoning change – is the board ok with these

George – I'm not really

Dave – have you looked into selling the rights of the land to the state – there's a push to preserve the farmland – you may have several of the criteria necessary for the grant that the town could get to acquire the farmland

Myron – not interested

Dave – for communities sake there's good ways to sell land – I'm not in favor of the proposal

Kip – asked Myron if we rezone it and pressure pulls the Empire Zone off would you still want it zoned the same

Myron – probably

Frank – we need some tax relief

Dave – why would we develop industry in farmland when we have the salt mine already zoned that

Myron – salt mine is for sale and has had no bites – increased tax revenue and jobs would be a reason for industry

George – we planned it in the Comprehensive Plan because we needed an industrial zone and knew the Empire Zone was coming

Dave – if we reject the proposal, do they redo it and come back?

Kip – the Town Board makes the final decision after being advised by the Planning Board

Devin – proposal may be rejected or approved with or without options?

Kip – hoping to iron out portion of it and go to Town Board with recommendations

George – in Planned Development we can change lot sizes

Kip – screening, landscaping can be stipulated

Devin – losing great percentage to buffer zones – is what's left even attractive to a big industry? – will it be even viable to make changes? – how much acreage is available?

Barb – industry in middle, don't put any residential in, leave ag land

Allen Rodger – who's going to carry the mortgage on the land?

Myron – I was a truck driver going in and out of industries and there were always many cars in the parking lot

Kip – anyone interested in 60 acre parcel would put up several hundred thousand facility – sewer and water available

Frank – have 2 utilities, Niagara Mohawk and NYSEG

Kip – with water, sewer, railroad, utilities and access to highways, it's a great place for industry – possibly good place for senior citizen complex

George – we lack senior housing – we will make written recommendations to the Town Board on November 15

Mark Vitale – think we ought to take north of the tracks out of the proposal

Devin – need to over communicate with information

George – I don't want to pay more school taxes – this is too big a project to do all at once – let's do the south side, gives them rail access, it's not good ground for crops

All left except Devin Richards and Carl Peter

Frank – do something for seniors

George – even though high density housing, it may mean different things

Mark – give them a short list of permitted uses, anything else can come back to us

Carl Peter – they have to come back for site plan

Devin – are there any other agricultural communities with Planned Development similar to here?

George – what about Nunda?

Carl – not sure, zoning set up for village and town in Nunda, married the two plans together – how did Avon deal with Barilla? – how did they get it through?

George – if people knew what was going in there, it might be better – Barilla did get Empire Zone

Dave – would recommend no as the proposal is now

Devin – would be cut a different way if railroad over by school instead of where it is

Suggested stipulation – if they don't show 20% development of total piece, it reverts back to agriculture?

George – do we want to work on definitions of what goes in there?

Dave – my wish list would be leave it farmland and develop old salt mine, but know it probably won't happen – want to look into every possibility before you say yes to it

Frank – what's the next step? – zone south side and leave north side until later?

George – set up another work session with Kip, want to rework plan, not happy with it

North Zone will stay agricultural and south side will be in planned development.

Devin – easier to give restrictions than what is allowed – noise and smell restrictions – visual impact – traffic impact

George will talk to the Town Board and tell them what we're thinking of and see what they suggest

Next meeting will be October 30 at 7 p.m.

Dave Nagel moved to adjourn at 9:10 p.m., Mark Vitale seconded, all in favor, carried.

Respectfully submitted,
Donna K. Falkner