

## York Planning Board Meeting Minutes

Meeting Date: October 30, 2007

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

Others: Kip Finley, Myron Rodger, Randy Rodger, Ken McConnell, Carl Peter, Stanley Rodger, Jerry Deming

Jerry Deming stated that we need to put an ad in the paper to replace George Worden who will be leaving the planning board. The new person will fulfill George's five-year term which ends December 31, 2011.

Chairman Worden called the meeting to order at 7:30 p.m.

Planning Board wants to follow the Comprehensive Plan, they're not ready to vary from it. South of the tracks was discussed and thought it could be submitted to Town Board with some stipulations – restraints on time limits – if nothing happening in certain number of years maybe go back to ag.

Kip Finley – community has done so much to upgrade the area – sewer and water – feels the Rodgers would want to see it rezoned

George Worden agrees with Frank Rose that maybe we should go with the whole thing in Planned Development and make a stipulation that the south side be done first.

Randy Rodger – hate to back pedal and have to go through engineer costs, etc. to do it over again if there are time constraints

Kip Finley – sewers, water, railroad, highways are there – only opponent north of the tracks seems to be the school – could indicate the school wants it left alone so they could get it some day

Ken McConnell – feels that north of the track should be commercial and leave residential alone until last – doesn't think the school needs more land

Mark Vitale feels that residents don't want industry that close to the school and feels that the north side is the issue.

Randy – there are people on both sides who will have concerns. He would like to think that any business that comes in would be decent, low noise development, sidewalks, etc. We're attempting to change zoning for the entire community. What is the biggest business in York? – probably the school.

Ken – does not want high density residential in his back yard

Carl Peter – senior citizen complex would be high density residential

Randy said that they have had a couple of interested parties in the land, one industrial in April and gone by July because the zoning hadn't changed

Frank Rose's personal feeling is that investors bought salt mine property to make money and probably won't sell until they do

Randy feels it would bring in jobs and that the railroad is a big draw.

George said we need some kind of plan to submit to the Town Board – some light industrial on south side

Randy said it's going to depend on what the buyer wants

Kip suggested keeping industrial 200-300 feet either side of the railroad track.

Carl – there's only one access on the north side

Randy said he was told by the G & W that a driveway could go across the tracks

Rob Susz – what ever plantings, etc. would provide a buffer zone to the school and railroad

Frank said business would bring in people to man the local ambulance & fire department.

Rob thought this plan was doable from the beginning.

Randy thinks they need the latitude to do it.

Kip – whatever site plan comes in still has to be approved or disapproved – need to mini master plan the 114  
Kip – whatever site plan comes in still has to be approved or disapproved – need to mini master plan the 114 acres because it abuts

Randy – may be a mute point depending on what business comes in – may be industry on one side of tracks with a warehouse on the other side

George felt a warehouse might not be a good thing either – look at Kraft food (with all the ammonia)

Rob doesn't have a problem changing the use – the site plan will be where things will happen

Kip – really don't have any other places in York with the infrastructure already available

Randy agreed that there aren't any other sites with the exception of the old salt mine

The board discussed submitting the proposal to the Town Board on November 15.

Kip – Town Board has the ability to accept, deny or modify

Carl – if it doesn't change to industrial, it may end up with housing complex behind the houses

Rob doesn't have concerns with Planned Development, but the next step will have to be sold to the neighbors.

There was discussion regarding industrial versus Planned Development.

Carl said that the Rodgers would like to leave options open because don't know which way it will go.

Jerry Deming feels the issue on the north side is the traffic coming in near the school for a factory. Also the area north of the railroad track will be coming out of the Empire Zone.

**Motion:** Frank Rose moved to submit the Rodger's proposal as is to the Town Board, Rob Susz seconded, three yes, one no, carried.

Donna will send a letter to the Town Board.

**Motion:** George Worden moved to adjourn, Frank Rose seconded, all in favor, carried.

Respectfully submitted,  
Donna Falkner, Secretary