

York Planning Board Meeting Minutes

Meeting Date: May 20, 2008

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

Others: Heather Ferrero, Liv. Co. Planning Board, Carl Peter, Dale & Jeff Hopkins, David Deuel, Anne Breed, James Henry Devel. LLC

Chairman Worden called the meeting to order at 6:25 p.m.

1

Anne Breed representing the premier developers of Dollar General in Rochester area presented a preliminary plan for a new 9014 square foot prototype of Dollar General on the southeast corner of Rt. 63 and Retsof Road (Giglio property). The building will face Retsof Road and is presently zoned hamlet commercial. The exterior can be modified to meet the boards' requests.

The planning board suggested pulling the entrance onto Retsof Road back away from Rt. 63 (further south) and would like some kind of landscaping.

Ms. Breed will send pictures of prototypes to Carl Peter. Suggested meeting with Planning Board June 17 and having hearing July 15.

#2

Deuel Subdivision

- has easements for federal wet land and gas easement for Lenape
- Heather Ferrero said it looks like a local option and would call Marjorie Fasano
- Hopkins already has a state permit for driveway, Jeff Hopkins is buying the land from Dave Deuel
- Reserve approval until after county approval
- With possible approval, could go to town board on June 12

The planning board decided to hold a special meeting (and post on bulletin boards to advertise) on Tuesday, June 10, at 7 p.m. for the Deuel Subdivision and/or Dollar General and Boyd property.

The public hearing for David Deuel called to order at 7:30 p.m. Chairman Worden requested concerns regarding the Deuel Subdivision.

No comments and the public hearing was closed at 7:35 p.m.

#3

Jason Boyd – Hasler Subdivision – Jason is buying property from Molly Bishop who purchased some of the Hasler Subdivision (previous minor subdivision).

Discussion whether or not it was a major subdivision – can't have landlocked parcel so would have to merge the 10 acres Jason is buying with his own.

Heather said that tax parcels 20.12 and 20.412 can be combined if they are both in or both out of Ag District 1. Neither are in the Ag District. What Jason brought tonight is a pre-sketched plat.

Will have the preliminary plat approval June 10 with final plat approval June 17. The survey with information the town wants on it can be filed with the county after town approval.

Jason was told to take Hasler preliminary plat, change the names and add conditions:
current name of owner
names of adjacent owners
zoning district boundaries
conditions of merging

#4

Zoning Map

- three on south side of Rt. 20 (Growmark, Barefoot, & B&H) and Graves on northside, northeast of RR track not light industrial
- parcel specific on Simpson and 36, southwest corner not light industrial for current conditions
- triangle to stay agricultural north of Brock subdivision
- current use of agricultural in Hainsworth property
- Heather asked is open space going to be a zoning district with restricted uses
- keep zoning as is from the point down
- hamlet residential across RR tracks to north point of triangle
- western side of Rt. 36 residential
- Craig Road to point residential
- around light industrial make it agricultural

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Donna K. Falkner