

York Planning Board Meeting Minutes

Meeting Date: July 15, 2008

Present: Dave Russo, Mark Vitale, Frank Rose Sr., George Worden, Dave Nagel

Others: Richard Damico of James Henry Development, Frank Rose Jr., Ed Micek (purchasing Cuozzo land), Carl Peter

Absent: Rob Susz

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

Frank Rose Sr. nominated David Russo as chairman, Mark Vitale seconded, all in favor, carried.

Dollar General

Discussion regarding Dollar General

- There have been no written comments regarding Dollar General
- There was a petition sign for the new Dollar General including townspeople and outsiders
- Frank said neighbors concerns about issues could possibly be handled with a buffer of trees
- George said we can do this with site plan review
- Dave Nagel mentioned bullet 4 from the county's recommendation – that of landscaping and buffering. He suggested that with the landscaping, lighting and buffers in the new zoning law they can be asked to comply with those, abide with the proposed new zoning
- Mark Vitale was in favor of the new zoning as long as they comply with the new zoning and it goes with our Comp plan
- Dave Nagel asked is we could do anything regarding the old store
- Mark said not really because there were two different owners.
- George commented that something has always come in there in the past and feels the new Dollar General should have a porch
- Frank & Dave Russo said it does have an overhang

George Worden recommends that we go to the Town Board with the zoning change and handle the landscaping, buffer, lighting, etc. with site plan review and we need a motion.

Motion: Mark Vitale moved to change the zoning of the Dollar General proposed site from agricultural to commercial, with the stipulation that landscaping, buffers, lighting, etc. be handled in the site plan review. Dave Russo seconded, all four members present were in favor, carried.

Richard Damico came in and was filled in on what the board decided. He was requested to put in a row of trees which he said he would do between the store and the weeds. He

was also told he would need a Stormwater Review. He won't be going to DOT because the driveway is not on a state road.

Mark said we need to know general way the water is flowing to protect the neighbors.

Mr. Damico said Dollar General requests individual letters rather than a box sign.

**September 9, 2008 - 7 p.m. Planning Board Meeting
8 p.m. Dollar General Hearing**

George Worden commented that the way the signs are in the code, anyone could take a paint brush and slap the sign together. Should we specify that the Planning Board should approve the art/look of the sign on any business? He will check with the town lawyer to see if we can request a professional looking sign.

Cuozzo Subdivision

George stated that according to the county there is no significant impact regarding the Cuozzo subdivision.

The hearing regarding the Cuozzo subdivision was opened at 8 p.m.

Ed Micek asked if he could split the property he was buying from Frank Cuozzo down the road.

George Worden stated that, based on the parent acreage, if another split occurred it would be a major subdivision.

Carl Peter thought the new zoning changed the subdivision regulations so that every time there's a split it goes to the Planning Board.

At 8:05 p.m. George closed the public hearing.

Motion: Frank Rose Sr. moved to approve the subdivision of the Cuozzo property and send it to the Town Board. Dave Russo seconded, all in favor, carried.

Need to move the July 30 zoning meeting to the firehall because of a conflict at Town Hall.

Motion: Dave Nagel moved to adjourn, Mark Vitale seconded, all in favor, carried.

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Respectfully submitted,
Donna K. Falkner