

York Planning Board Meeting Minutes

Meeting Date: September 9, 2008

Present: Dave Russo, Mark Vitale, Frank Rose Sr., Rob Susz, Dave Nagel

Others: Jerry Deming, George Worden, Gary Wall, Regan Didas, Richard Damico of James Henry Development, Dave Deuel, Mike Van Gelder, Ron Cicoria, Gerald Giglio

Chairman Russo called the meeting to order at 7:15 p.m. He had a site plan from another town that was discussed. Blacktop not required in plan, but need report from D.E.C.

Lo Bello

Mike & Heather Lo Bello want to sell a couple of cars at their home in Wadsworth (the old Spezzano home) on corner of Rt. 36 and Old State Road. Mike works for Honda in the city and has his own dealer's license. He would like the zoning changed from residential to commercial.

Decision of Planning Board by consensus was that they would not recommend changing the zoning, but he could try for a variance from the Zoning Board of Appeals. Mike will be notified in writing of the decision.

Wall

Gary Wall has a person interested in opening a used car business in the back of his property at the corner of 36 and 63 in Greigsville. The town is concerned with visuals at the corner, but the state has no concern. Gary passed around pictures of the corner with cars parked where he proposed to have them. West of Wall's property to Pascuzzo Lane is residential. Town Board can put stipulations on the dealership – there's nothing in present zoning regarding lights, screening, etc.

- David Deuel asked if there's anything from the state regarding distance from the road?
- Answer – no
- What will keep people from parking on the road on the corner to look at cars lined up along the road?
- Cars have to be running, functioning, inspected cars
- Probably no lighting
- Dave Russo said it should be hard-packed area, not grass

Gary asked about splitting his property (Scura land) west of corner into two. It was recommended to him to apply for a change to commercial from residential so that it would connect with rest of his property. He was told that within 500 feet on a state road the application goes to County Planning from the Planning Board. He was asked to bring a map of what he wants to do to the October 21st meeting.

Will send the following recommendations to the Town Board:

- Three cars next to the entrance on Rt. 63
- Four cars between the two buildings on the grassy knoll (maintained)
- One car facing Rt. 63
- Hard packed gravel surface
- 20 cars in parking area in the back unlit (no sales at night)
- running, functioning, NYS inspected cars
- no screening

8:20 p.m. Richard Damico from Dollar General

- requested a decision from the Planning Board
- He said the drainage plan was not yet done. Even though not required by D.E.C. they will do it and maintain the ditch and plant trees for screening for the neighbor
- They are willing to work with the community and will plant trees that grow 15 feet.
- Will provide an enclosure around the dumpster
- George Worden asked about the retention pond – Rick said it would be a 2-3 foot depression with riprap in it
- Dave Nagel asked about trees to block Retsof Road
- Rick Damico said they planned to put a raised berm with pine trees between the store and Retsof Road - lighting will be all dark sky compliant – sidewalks will be smooth to new regulations for handicapped

Motion: Frank Rose Sr. moved to allow Dollar General to build on the Giglio property, Rob Susz seconded, all five board members were in favor, carried.

Motion: Frank Rose Sr. moved to adjourn, Dave Nagel seconded, all five board members in favor, carried.

Respectfully submitted,
Donna K. Falkner