

York Planning Board  
June 28, 2023 – 7:15 pm  
Public Hearing & Meeting

Present: Joe McIlroy, Alan Brightman, Chris Wall, Zack Kobylanski, Dave Dermody, Steven Carroll

Others: Donna Falkner, Carl Peter, Kurt Richenberg, Tom & Corinne Aquilina, Molly Cummings and David Rose

7:30 pm – Chairman McIlroy opened the meeting with Pledge to the flag

**Resolution:**

Mr. Kobylanski moved to approve the April 26<sup>th</sup> minutes, Mr. Dermody seconded. All in favor, carried.

Ayes – 5

Nays - 0

Mr. McIlroy said there were no privileges of the floor and no old business.

New Business – Just a Kitchen LLC request for an outside kitchen for a home occupation

- Mrs. Aquilina decided to start cooking after leaving music and teaching, using her mother's recipes. She takes part in Farm Drop, caters at True North Yoga, for the Perry Senior Citizens and has rented out Route & Roost for parties. She started researching working at home and has had the health department in. She would rather have a place outside her kitchen to cook in and Mr. Aquilina said that the health department said she couldn't use her home kitchen and needed a separate one to cook for others. Mrs. Aquilina uses local products and wants to give back to the community.
- Ms. Cummings said that she does a wonderful job and has done meals for her in the past.
- Mr. McIlroy said that the health department will play a big part. They need a special use permit for home occupation outside the home. Mr. Peter agreed.
- Mr. McIlroy read the site plan review on p. 77, 802c.
- Mr. Dermody asked how big the building would be. Mr. Aquilina said 140 square ft.
- Mr. McIlroy said there were no setbacks or North arrow on the plans
- Mr. Peter said they have roughly 4 acres. Mr. Aquilina said 5 acres to the south and west.
- Mr. Wall asked about the hours she'd be working.
- Mrs. Aquilina said probably just during the daytime. It will be total delivery only, no additional parking needed.
- Mr. Aquilina said they would hook into present utilities through the cellar door.
- Mr. McIlroy said they need a special use permit for accessory building outside of the house. They need dimensions of setback on the plan before it goes to county along with a north arrow.
- Mr. Aquilina said he had a previous map that he could superimpose it on.
- Mr. Wall asked when they would like to start.
- Mrs. Aquilina said she needs to have the health department again and would like to have it ready by September or October.

- Mr. McIlroy said we could send it to county before next meeting and have public hearing August 23
- Mrs. Aquilina was worried that the building would be built and may get turned down in August.
- Mrs. Falkner mentioned what was wrong with July meeting if information went to county by July 3.
- Mr. McIlroy said we could do that contingent upon the county letter and need a motion. He doesn't see a huge negative impact and the health department would be biggest concern. Mr. Aquilina will get the map to Mr. Peter by Friday.

**Resolution:**

Mr. Brightman moved to send the preliminary site plan to county by July 3<sup>rd</sup>, Mr. Wall seconded, all in favor, carried.

Ayes – 5

Nays - 0

**Resolution:**

Mr. Dermody moved for a public hearing for Just a Kitchen LLC at 7:15 pm on July 26, 2023, Mr. Kobylanski seconded, all in favor, carried.

Ayes – 5

Nays - 0

Mr. McIlroy said we would do the SEQR at July meeting.

**Resolution:**

Mr. Brightman moved to adjourn at 8 pm, Mr. Wall seconded, carried.

Ayes – 5

Nays – 0

Respectfully submitted,  
Donna Falkner