

York Planning Board
September 27, 2023 – 7:30 pm
Meeting

Present: Joe McIlroy, Dave Dermody, Steven Carroll
Others: Donna Falkner, Jim Campbell, Esq., J.R. Bagshaw

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

Chairman McIlroy activated Steven Carroll as alternate to serve for this meeting.

Resolution:

Mr. Dermody moved to approve the August 23 minutes; Mr. Carroll seconded. All in favor, carried.

Ayes – 3

Nays - 0

Mr. McIlroy said we will have a discussion on the site plan for York Milling & Grain. We're not going to act tonight because it must go to the county first. They got area variance from the Zoning Board for the height of the elevator. Mr. Peter deemed the scales and driveway not to be an issue because they are not structures.

Mr. McIlroy asked Attorney Campbell to discuss the requirement for public hearings on site plan applications that have already had a public hearing relating to a variance approval for the same project.

Mr. Campbell said that the York Zoning Code does not require a public hearing for a site plan approval, but rather than it is at the discretion of the Planning Board. In some other communities, if both the Planning Board and ZBA are involved in an application, they may meet together and conduct one public hearing, as well as send one General Municipal Law 239m referral to the County. This can drastically reduce the time for an applicant to go through the approval process, without sacrificing the thoroughness of the review. In Avon, both boards meet together all the time and if one board is not involved, they just remain quiet during the meeting. Joint meeting avoids duplicative hearings (variance & site plan).

Mr. McIlroy – but used for commercial and industrial.

Mr. McIlroy – can't have trucks parked on the road.

Mr. Bagshaw – we can get them all on property. We technically open at 8 am. Plan to bring them in through the exit back around, staging them around driveway, getting them off the road.

Mr. McIlroy and Mr. Bagshaw agreed they would have to educate the drivers on where to park. Mr. Bagshaw said where the new unload is, there's a way to get around.

Mr. McIlroy said there had been some concern about the fall zone of the elevator, but it is built with 10 ft. sections, so the whole thing wouldn't fall and there were three different cable heights.

Mr. Carroll inquired if there was room for emergency services and Mr. Bagshaw yes and there are three ways to get in.

Mr. McIlroy asked what the distance was from lag to the main rail. Mr. Bagshaw said 124 ft to tracks. It would have to fall very slow and jump over a bin.

Mr. McIlroy asked if there were any more questions.

Resolution:

Mr. Dermody moved to send the site plan for York Milling & Grain to the County Planning Board, Mr. Carroll seconded, carried.

Ayes – 3 Nays - 0

Resolution:

Mr. Carroll moved to set a public hearing for York Milling & Grain for Wednesday, October 25, 2023, at 7:15 pm, Mr. Dermody seconded, carried.

Ayes – 3 Nays – 0

Resolution:

Mr. Dermody moved to adjourn at 7:47 pm, Mr. Carroll seconded, carried.

Ayes – 3 Nays – 0

Respectfully submitted,
Donna Falkner