

York Planning Board
April 26, 2023 – 7:15 pm
Public Hearing & Meeting

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

Absent: Steven Carroll

Others: Jim Campbell, Esq., Jeff Beardsley, Donna Falkner, Carl Peter, Kurt Richenberg

7:15 pm – Chairman McIlroy opened the Public Hearing and asked Mr. Campbell to read the ad.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Code of the Town of York, and pursuant to New York State Town Law, that a public hearing shall be held by the Planning Board of the Town of York at the Town of York Town Hall, located at 2668 Main Street, York, New York at 7:15 p.m. on Wednesday, April 26, 2023 for the purpose of considering public opinion and comment about or concerning the following:

A request by Jeffrey Beardsley (Beardsley Property LLC) for Site Plan review for the construction of two 30'x120' mini storage buildings on the west end of the property at 2743 Telephone Road, tax map #31-1-7.12, zoned Commercial.

A copy of the application materials and other relevant submissions are available for review by the public at the office of the Town Clerk during regular Town Clerk hours and will be published on York's website. All interested people are invited to appear and be heard at the aforesaid time and place.

Dated: March 24, 2023

By Order of the Planning Board of the Town of York

Donna K. Falkner, Planning Board Clerk

Mr. McIlroy read the letter received from the county planning board:

We have received Zoning Referral #2023-020 in accordance with the provisions of Section 239-l and m of the NYS General Municipal Law. The Livingston County Planning Department has reviewed this application and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs, and activities. Therefore, approval or disapproval of this application is a matter of local option. Please be aware that a determination of "No Significant Countywide Impact" should not be interpreted as either approval or disapproval by the County Planning Board. The Planning Department would like to forward the advisory comment that, if not done already, the Applicant should provide landscaping, screening, and buffering that meets the requirements of Section 520 of the Town of York Zoning Ordinance. In addition, any lighting proposed for the site should be designed to avoid a negative impact on the motorists traveling on Route 20 and on Route 36. If you have any questions, please do not hesitate to contact me at 243-7550.

Best, Heather Ferrero,

AICP Deputy Planning Director Livingston County Planning Department

Mr. McIlroy asked if there were any public comments.

Mr. Richenberg asked what the two entities were on the application. Mr. Beardsley answered that Beardsley Property owned the land and Stash & Storage was the name of the business. Mr. Beardsley said at the present time he has no other plans for the property. Maybe outside storage down the road but he knows he would have to come back for another hearing.

Mr. Richenberg asked why the buildings are being built parallel to the gas lines. Mr. Beardsley said to use more of the land. Mr. Richenberg asked about the lighting. Mr. Beardsley said the lighting would be on the buildings. He did contact solar companies about panels on the roof but was not an option.

Mr. Campbell asked if there would be any fencing and Mr. Beardsley said no.

Mr. Brightman asked if there would be any climate control and Mr. Beardsley said no.

Mr. Dermody asked if the remainder of the corner would be landscaped and Mr. Beardsley said no, that he would just brush hog the rest.

Mr. McIlroy called the meeting to order at 7:30 p.m. and led the pledge. He then asked for a motion to approve the March minutes.

Resolution:

Mr. Brightman moved to approve the March 22 minutes, Mr. Wall seconded, carried.

Ayes – 5 Nays – 0

Mr. McIlroy asked for a motion to close the public hearing.

Resolution:

Mr. Kobylanski moved to close the public hearing, Mr. Dermody seconded, carried.

Ayes – 5 Nays – 0

Mr. Campbell proceeded to read the SEQR questions for Stash & Store:

Project: Corbin Corners Study & Site
 Date: 4/26/2025

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Project: Carlin Corner Stash 2A

Date: 4/20/2023

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

York Planning _____ 4/20/2023 _____
Name of Lead Agency Date

Joe McPhee _____ Chairman _____
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

[Signature] _____ _____
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Resolution:

Mr. Dermody moved to adopt the above answers as the official findings for the short EAF, Mr. Kobylanski seconded, carried.

Ayes – 5 Nays – 0

Resolution:

Mr. Kobylanski moved to declare a negative declaration, Mr. Brightman seconded, carried.

Ayes – 5 Nays – 0

Resolution:

Mr. Dermody moved that the chairman sign the SEQR document, Mr. Kobylanski seconded, carried.

Ayes – 5 Nays – 0

Mr. McIlroy asked the board if they had any comments.

Mr. Wall said that if storing equipment eventually he may need to do something else but as there is nothing planned now there is no issue.

Mr. Brightman asked about signage and Mr. Beardsley said he was going to put something on the front of the building, nothing large or separate from the building.

Mr. Peter had nothing to add.

Resolution:

Mr. Wall moved to approve the final site plan, Mr. Kobylanski seconded, carried.

Ayes – 5 Nays – 0

Mr. McIlroy said that Davies Nagel could not make it tonight to discuss the Phoebe Snow trail. Mr. Brightman asked what this was, and Mr. McIlroy said it is the Groveland Secondary trail.

Mr. Peter said both solar sites were working, and we may want to talk about the screening of future sites. Mr. Campbell said there is a different impact from paper to real life.

The Travel Center building has started, and they hope to be open by October. The flashing movable signs will have to comply with DOT.

Resolution:

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

Ayes – 5 Nays – 0

Respectfully submitted,
Donna Falkner