

York Planning Board
February 25, 2026
Minutes

Present: Joe McIlroy, David Dermody, Al Brightman, Zach Kobylanski, Chris Wall

Others: Carl Peters, Patti McIlroy for Donna Falkner, Jonathan Witmer, Esq. from Knauf Shaw LLP, Benjamin Lyness, Hannah Lyness, Daphne Lyness, Tori Dagostino, Troy Dagostino

7:30 pm Chairman McIlroy opened the regular meeting and led the pledge.

Resolution:

Mr. Dermody moved to approve the January 28, 2026 regular meeting minutes, Mr. Kobylanski second the motion, all in favor, carried.

Ayes – 5 Nay – 0

NEW BUSINESS

Lyness subdivision discussion – in overview it was decided the Lyness family would need to go to the ZBA to obtain an area variance to make the second non-conforming parcel smaller. They will also need an area variance for the third lot being a non-conforming flag lot. It was discussed that both properties 2 and 3 would need to have access to a private street, which does not currently exist, for safety and emergency vehicle access. The cost and construction of said street, including a storm water pollution plan, would be the responsibility of the Lyness family and would have to be approved by the Town of York engineer also at their expense.

If both variances are granted, the Lyness family needs to return to the York Planning Board for site plan and subdivision approvals.

At this time, Mr. Brightman recused himself prior to the start of the Dagostino land use discussion.

Dagostino land use discussion – proposing 17 single story 4-unit ADA compliant buildings on Route 20 west of Route 36 in the Town of York on a 14 acre parcel that currently has abandoned buildings. The property is currently zoned agricultural, which does not allow multi-family housing developments. It was suggested that they go to the York Town Board for rezoning of property to plan development, which allows multi-family housing developments. Current zoning for each unit is 860 sq. ft. minimum. The Town Board is in discussion of possibly reducing this size requirement.

As per our Comp plan, the Town of York is lacking in this type of housing. – It was discussed they would need to go through the Department of Health to gain water and septic approval.

Once rezoning has been established, the next step would be to return to York Planning Board for site plan and subdivision.

Resolution:

Mr. Dermody moved to adjourn at 8:45pm, Mr. Wall seconded the motion, all in favor, carried

Ayes -4 Nay – 0

Respectfully submitted by Patricia McIlroy on behalf of Donna Falkner