

York Planning Board
September 23, 2026
Minutes

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

Others: Jonathan Witmer, Esq., Donna Falkner

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

Resolution:

Mr. Brightman moved to approve the June 24 minutes, Mr. Kobylanski seconded, all in favor, carried.

Ayes – 4 Nays – 0

Mr. McIlroy reminded the board about training hours and that Al and Zach's expire in December.

Mr. McIlroy asked Kate Wilcox to describe her site plan review.

Ms. Wilcox said that her business had been very successful and they have a lot of connections. She would like to add rooms in the barn next to the parking lot which would have an occupancy of 91. The outdoor event tent has a maximum of 300 but they have never booked more than 200. They wouldn't have events in both places at same time. The barn would be for smaller parties, 15 to 20 events per year. They have 163 spaces for parking. They are continuing to build on what they started. The barn is rustic on the outside and remodeled on the inside. They will be moving the grain bins for use as serving stations or storage.

Mr. McIlroy said that the change of use for the barn triggers site plan.

Mr. Witmer said he doesn't see anything, they have more than adequate parking.

Mr. McIlroy said she redid her site plan, has an ag data statement, and part 1 of SEQR, site plan checklist and deemed it complete.

Ms. Wilcox said ZBA approved their variance in May 17, 2018.

Molly Cummings said that she was very much in favor of the project, it enriches the town and is historic.

Resolution:

Mr. Kobylanski moved to approve the preliminary site plan for Hillcrest Estate, Mr. Brightman seconded, all in favor, carried.

Ayes – 4 Nays - 0

Resolution:

Mr. Dermody moved to declare the planning board lead agency for SEQR, Mr. Brightman seconded, all in favor, carried.

Ayes – 4 Nays – 0

Mr. McIlroy said Mr. Witmer will read and record the answers for SEQR part 2.

Project:

Date:

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project:
Date:

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.

See attachment which supports the determination that the proposed action will not result in significant adverse environmental 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.
<u>Yorks Planning Board</u>	<u>9-23-26</u>
Name of Lead Agency	Date
<u>Joe A. McIlroy</u>	<u>Planning Board Chairman</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Resolution:

Mr. Dermody moved to adopt the findings of SEQR part 2 for Hillcrest, Mr. Kobylanski seconded, all in favor, carried.

Ayes – 4 Nays - 0

Resolution:

Mr. Kobylanski moved for a negative declaration, Mr. Brightman seconded, all in favor, carried.

Ayes – 4 Nays- 0

Resolution:

Mr. Dermody moved for the chairman to sign SEQR, Mr. Kobylanski seconded, all if favor, carried.

Ayes – 4 Nays – 0

Resolution:

Mr. Kobylanski moved to schedule a public hear for Hillcrest site plan for October 28 at 7:15 pm, Mr. Brightman seconded, all in favor, carried.

Ayes – 4 Nays - 0

Resolution:

Motion to adjourn the meeting by Mr. Dermody at 8 pm, seconded by Mr. Kobylanski, all in favor, carried.

Ayes – 4 Nays – 0

Respectfully Submitted
Donna Falkner