

York Planning Board  
June 25, 2025  
Minutes

Present: Joe McIlroy, Chris Wall, Al Brightman

Others: Donna Falkner, Kirk Richenberg, Jonathan Witmer, Esq. from Knauf Shaw LLP, Carl Peter, Bill Sager from Apple Country

7:30 pm – Mr. McIlroy led the pledge and asked for motion to approve March 26 minutes.

**Resolution:**

Mr. Wall made the motion to approve the March 26, 2025 minutes, Mr. Brightman seconded the motion, all in favor, carried.

Ayes 3      Nays No

Continuation of the public hearing for Apple Country Self Storage

Mr. McIlroy said there is no need to keep it open any longer but several things needed to be updated.

Mr. Richenberg asked if there was a signed drawing and Mr. McIlroy said the drawing had the scale and stamp on it. Mr. Sager said the property had closed and was sold.

**Resolution:**

Mr. Brightman moved to close the Public Hearing for Apple Country and Mr. Wall seconded the motion, all in favor, carried.

Ayes 3      Nays No

Mr. McIlroy said that a new site plan application had to be done with the owners signature and correction of typo under zoning district.

Mr. McIlroy said that the size of the property on the SEQR form was different from that on the site plan and site plan lists Jazkam as the owner. Needs cleaning up. Also under the preliminary site plan all 29 points need to be answered. 5, 6, 11, 14, 17, 19, 20, 21, 24 and 25 need to be answered. On SEQR should signature be applicant or owner? Mr. Witmer will look into.

Mr. Wall asked if building would have many tenants. Mr. Sager said it was self storage and thought 60-80 depending on how they broke up the spots. Mr Sager assumed farm market would need permit, possibly individual insurance.

Mr. McIlroy with a number of vendors your're limited for space. Where will you park everyone without interfering with the businesses that are there and you need access for emergency vehicles to get around. There are restrictions in our zoning regarding access. Need sketch plans of the area and cannot park on 63 or Retsof Road.

Mr. Brightman said possibly have a lease sharing the parking.

Mr. McIlroy – we need a drawing.

Mr. Wall said we went through this years ago with flea market. Mr. Richenberg said he needed a use variance.

Mr. McIlroy said flea markets not permitted in commercial or in use variance. Mr. Witmer needs to do some research regarding this.

Mr. Wall said the parking is a big concern, is there a parking condition with the storage. Mr. Peter didn't think so because it's just visit and leave.

Mr. McIlroy said they will have to get another variance for the farmers market. Mr. Peter said maybe call it outdoor sales and display.

Mr. Richenberg said look at the use variance. Mr. McIlroy said that's up to Zoning Board.

Mr. McIlroy said look at area variance for setback.

Mr. Richenberg said p.84, Section 4, paragraph A – 4 criteria

Mr. Sager – lady with flower stand, p 84, Sect 4, paragraph A

Mr. Peter -p 54 for outside display of sales. As long as 5% not blocking traffic and takes only one parking spot and not left for the week but moved every time with her.

Mr. Wall doesn't think there is an issue.

Mr. McIlroy doesn't think it would be a problem as long as everyone doesn't do it and leave it.

Mr. Peter said Article VI is use specific regulations.

Mr. McIlroy – if not shone in all areas, not significant

Mr. Witmer will double check.

**Resolution:**

Mr. Wall moved to adjourn at 8:25, Mr. Brightman seconded the motion, all in favor, carried.

Ayes 3 Nays

Respectfully submitted,

Donna Falkner