

York Planning Board
March 26, 2025
Minutes

Present: Joe McIlroy, Dave Dermody, Zack Kobylanski, Al Brightman

Others: Donna Falkner, Sara Puccia, Kirk Richenberg, Jonathan Witmer, Esq. from Knauf Shaw LLP

7:15 pm – Mr. McIlroy opened the public hearing for Apple Country and read the ad

**TOWN OF YORK
PLANNING BOARD**

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, March 26, 2025 for the purpose of considering public opinion and comment about or concerning the following:

A request by Sara Puccia & Bill Sager of Apple Country Self Storage, to add a 60x115 ft. cold storage building for self storage at 2727 Genesee St. Piffard on the old bank side of the plaza after purchasing the plaza from JAZKAM.

A copy of the application materials and other relevant submissions are available for review on York's website. All interested persons are invited to appear and be heard at the aforesaid time and place.

Dated: February 27, 2025

By Order of the Planning Board of the Town of York
Donna K. Falkner, Planning Board Clerk

Ms. Puccia stated she wanted to purchase the property from JAZKAM and put in 28 cold storage units with movable walls for self storage.

Mr. Richenberg asked if there was any more information other than what was on the website which had no measurements or architectural signature.

Ms. Puccia stated that once they do the survey they can get it to the architect. She just wondered whether to spend the money if it would possibly get denied.

Mr. Richenberg stated 804c of the code talks about completeness and there is no tax ID on application, no scale and no signature.

Mr. McIlroy recommended reading pages 93-94, 1103 and 1104

Mr. Kobylanski asked if she need sign plan for preliminary.

Mr. McIlroy said yes for commercial.

Mr. Dermody said if it's not stamped we can't move forward.

Mr. McIlroy said we can give you what you need and Ms. Puccia can decide whether or not to move forward. Pay attention to 1103a. We will hold the public hearing open.

Mr. Dermody asked her if a title search had been done listing everything as ok. She would need a clear title before going forward.

Mr. Richenberg said, as a taxpayer, there are steps in the code that need to be followed and Mr. McIlroy responded on pages 92 and 93.

Mr. Richenberg asked if Mr. Peter said the application was complete and her response was yes.

7:30 pm – Mr. McIlroy opened the meeting with the pledge.

Resolution:

Mr. Dermody moved to approve the February 26, 2025 minutes, Mr. Kobylanski seconded, all in favor, carried.

Ayes – 4 Nays – 0

Mr. McIlroy repeated getting training hours and asked if there were any other questions regarding Apple Country. He read the county letter which Mr. Peter emailed.

From: AmyLutz@co.livingston.ny.us <AmyLutz@co.livingston.ny.us> on behalf of LCPlanningBoard@co.livingston.ny.us <LCPlanningBoard@co.livingston.ny.us>

Sent: Wednesday, March 5, 2025 8:46 AM

To: Code Enforcement Officer <yorkcode@yorkny.org>

Cc: abpierce4@gmail.com <abpierce4@gmail.com>; apriles1974@gmail.com <apriles1974@gmail.com>; clara Mulligan <cmulligan5325@gmail.com>; HFerrero@co.livingston.ny.us <HFerrero@co.livingston.ny.us>; John vanheusen <johnvanheusen@yahoo.com>; kevin fahey <kfahey@rochester.rr.com>; TGriswold@co.livingston.ny.us <TGriswold@co.livingston.ny.us>

Subject: ZR# 2025-009 Re: Piffard Self Storage

Good Morning,

We have received Zoning Referral #2025-009 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, in consultation with the Town of York County Planning Board representative, 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.

If not done already, the applicant should submit Signage Plans in accordance with §517, lighting plans in accordance with §518, landscaping plans in accordance with §520, for Town Board review before final approval.

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.

If you have any questions, please do not hesitate to contact me at 243-7550.

Make it a great day-
Amy Lutz, Administrative Secretary
Livingston County Planning Department
(585) 243-7550

Mr. Koblyanski stated that we should also bring up lighting since she said there would be no utilities.

Mr. Witmer said that 1103 states what is necessary can be determined by the code enforcement officer but the application needs architectural drawings for commercial property.

Mr. Koblyanski – yes it needs to be signed and scale put on it.

Mr. Richenberg suggested the Code Enforcement Officer should sign off on what has to be done and Mr. Kobylanski agreed.

Resolution:

Mr. Dermody moved to adjourn at 8 pm, Mr. Brightman seconded, all in favor, carried.

Ayes – 4 Nays - 0

Respectfully submitted,
Donna Falkner