



**LIVINGSTON COUNTY
PLANNING BOARD**

Livingston County Government Center
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www.livingstoncounty.gov/planningboard.htm

November 14, 2025

Donna Falkner
2668 Main Street PO Box 187
York, NY 14592

Re: Zoning Referral #2025-073, Town of York, Site Plan Review for a Self-Storage Facility
on Route 63 (Applicant: LandTech Surveying & Planning)

Dear Ms. Falkner:

The Livingston County Planning Board, at its regular meeting on November 13, 2025, reviewed the zoning referral from the Town of York of the above mentioned pursuant to Sections 239-1 and m of the General Municipal Law of the State of New York. The Planning Board voted to recommend "Approval" of the proposed action with the following advisory comments:

1. If not done already, the Town should complete the SEQR process before final action is taken.
2. The Town Code requires a minimum of one deciduous tree for every 30 feet of frontage along a public Right-of-Way, which according to the Code includes both Genesee Street and Retsof Road. The Town Code also requires screening for commercial uses abutting a single-family residential use, such as the parcel to the north. The current plan does not meet the requirements of the Town Code. If not done already, the Applicant should ensure all landscaping proposals adhere to the requirements of Section 520: "Landscaping" in the Town of York Code.
3. If not done already, the Applicant should ensure that all proposed lighting meets the Town of York Outdoor Lighting Regulations and is "dark sky" compliant. All lighting should be planned in such a way as to ensure that it does not interfere with safe travel on New York State Route 63, or with neighboring properties.
4. If not done already, the Applicant should submit details for all proposed signs for the Town to review.
5. The Livingston County Planning Board commented that the traffic flow needs at the Genesee Street/Retsof Road intersection should be considered.
6. The Board also noted that if landscaping does not meet with Town Code, an area variance will be required. Any variances would need to be referred to the County Planning Board for consideration.

There was a quorum present at this meeting. There was a majority vote on this matter. A copy of the Staff Report has been included for your information.

Thank you for submitting the proposed for County Planning Board review. If you have any questions regarding this referral, please do not hesitate to call me at 243-7550.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted Griswold".

Ted Griswold
Planner

cc: John Van Heusen, Chairman, Livingston County Planning Board