

York Planning Board
January 28, 2026
Minutes

Present: Joe McIlroy, David Dermody, Zach Kobylanski
Others: Carl Peters, Donna Falkner

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

Resolution:

Mr. Kobylanski moved to approve the November 26, 2025 regular meeting minutes, Mr. Dermody seconded the motion, all in favor, carried.

Ayes – 3 Nays – 0

Election of officers after discussion regarding training hours and those that lacked required amount.

Resolution:

Mr. Dermody moved the Secretary cast one ballot and he nominated Mr. McIlroy as chairman, Mr. Kobylanski as co-chair & Ms. Falkner as secretary (clerk), Mr. McIlroy seconded, all in favor, carried.

Ayes – 3 Nays - 0

Mr. McIlroy stated that the Town Board is looking into building lot size in the agricultural district and apartment sizes. Mr. McIlroy did some research into neighboring towns: some had 600 or 650 sq. ft. and some have no requirements.

Mr. Peter commented that a studio apartment is basically one big room. Local rule on size, building code says bedroom should be minimum 7x10 and two occupancy is 10x10.

Discussion regarding septic plan if converting a building into apartments, look at minimum sizes of any dwelling.

Mr. McIlroy said access building cannot be more square foot than the principal building.

All felt one acre lot in agricultural district was enough.

Discussion regarding Lyness property on Dow Road. No easement to house in rear of property and would be landlocked. A flag lot is not allowed in York. Mr. McIlroy will get an electronic copy of the map for the committee to look at.

Resolution:

Mr. Dermody moved to adjourn at 8:30 pm, Mr. Kobylanski seconded the motion, all in favor, carried.

Ayes – 3 Nays - 0

Respectfully submitted,
Donna Falkner