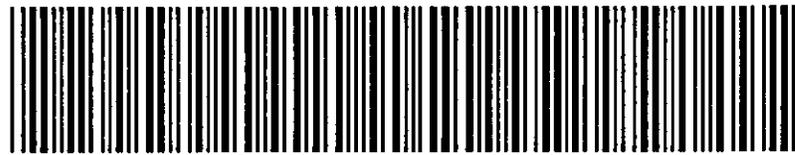


Planning Board



1985



TOWN OF URBANA PLANNING BOARD

December 16, 1985 Meeting

Regular meeting was called to order at 7:00 PM and all members were present.

Discussion on Commercial Logging resulted in adding a regulation for Removal of Saleable Forrest Products to the ordinance.

After reveiwing and making several changes it was agreed that the Density and Control Schédule be added as changed.

Several other idems were raised but were tabled for further discussions at a later date.

The meeting was adjourned early so members could attend a Lake Front Committee meeting.

The next regular meeting is scheduled for January 20, 1986 at 7:00 PM.

Don Green
Secretary

cc: Board Members
Connie Moorehouse

TOWN OF URBANA PLANNING BOARD

November 18, 1985 Meeting

Regular meeting was called to order at 7:00 pm and all members were present except Norm Ellis.

Discussions continued on various aspects of the Zoning Ordinance draft.

Don Green is to look into two matters regarding the Commercial Logging - What constitutes " commercial logging " and are Performance Bonds available for this type of operation?

Considerable discussion centered on Residential #1 area- Lake-shore property pertaining to lot measurements and right-of-way to the lake shore.

Discussions will continue in these areas at the next regular meeting scheduled for Monday, December 16th.

Meeting was adjourned at 9:00 pm.

cc: Board Members
Connie Moorehouse

TOWN OF URBANA PLANNING BOARD-

October 21, 1985 Meeting

Regular meeting was called to order at 7:00 PM and all members were present except Don Green.

Board worked on drafting a Zoning Ordinance with most of the meeting centering on discussions concerning logging regulations.

Next regular meeting is scheduled for Monday November 18, 1985.

The meeting was adjourned at 8:00 PM so some members could attend a D.E.C. meeting.

Don Green
Secretary

CC: Board Members
Connie Moorehouse

TOWN OF URBANA PLANNING BOARD

SEPTEMBER 23, 1985 Meeting

Regular meeting was called to order at 7:00 p.m. and all were present.

Board reviewed the Land Sub-division Regulations as typed up and all agreed that except for a few minor typo changes to be made it is ready to be presented to the Town Board for approval.

The rest of the meeting was devoted to discussions and drafting of Zoning Laws. Norm was asked to draft wording on Logging for the next meeting.

Next regular meeting is scheduled for Monday October 21st at 7:00 p.m.

The meeting was adjourned at 8:55 p.m.

Don Green
Secretary

cc: Board Members
Connie Moorehouse

TOWN OF UNBANA PLANNING BOARD

SEPTEMBER 10, 1985 MEETING

Meeting was called to order at 7:00 p.m. and all members were present.

This special meeting was spent finishing a draft for Sub-division Regulations. The draft was completed and given to Connie Moorehouse for typing.

At the next regular meeting which is scheduled for September 23rd (a week later than normal), it is expected that the draft will be ready for review before it is presented to the Town Board.

Members are asked to review the Zoning Laws in the Developmental Study and also the Wayne Land Use Regulation for the next meeting.

Meeting was adjourned at 8:45 p.m.

cc: Board Members
Connie Moorehouse

Don Green
Secretary

TOWN OF URBANA PLANNING BOARD

August 26, 1985 Meeting

Meeting was called to order at 7:00 p. m. and all members were present except Charles Paddock.

Brian Flynn, at the Board's invitation, discussed various subdivision regulations and made suggestions on how to proceed with drafting subdivision regulations.

Connie Moorehouse received copies of the Board's policy statement and planning principles that she will have typed for submission to the Town Board.

A special meeting will be held at 7:00 p. m. Tuesday, September 10th, to review various subdivision regulations and draft the Board's regulations. It is hoped that the draft will be completed before the next monthly meeting.

September's regular monthly meeting has been rescheduled for Monday, September 23rd.

Meeting was adjourned at 8:10 p. m.

Donald M. Green
Secretary

cc: Connie Moorehouse
cc: Board Members

DRAFT

To: Urbana Town Board

The Town of Urbana Planning Board appointed by the Town Board is formulating a Development Plan that reflects local policies that have been established to help development and growth within the community. Monthly meetings on this project began in October 1984 and have continued up to the present time. The planning board through professional assistance, community input, and guided by the 1967 Comprehensive Development Plan by Brown and Anthony have concluded that the purpose of this plan and the policies developed are:

1. To promote and effectuate the order physical development of the Town of Urbana in accordance with the Development Plan.
2. To encourage the most appropriate use of land in the community in order to conserve and enhance the value of property;
3. To eliminate the spread of strip business development and provide for more adequate and suitably-located commercial facilities and consequently eliminate many road side hazards and add to community attractiveness;
4. To create a suitable system of open space and recreation areas, and to protect and enhance existing wooded areas, scenic areas, and waterways; including the prevention of construction in areas subject to flooding;
5. To regulate building densities in order to assure access of light and circulation of air, in order to facilitate the prevention and fighting of fires, in order to prevent undue concentration of population, and in order to lessen congestion on streets and highways, and in order to provide efficient municipal utility services;
6. To improve transportation facilities and traffic circulation, and to provide adequate off-street parking and loading facilities;
7. To realize a land use plan properly designed to conserve the use of land and the cost of municipal services;
8. To assure privacy for residences and freedom from nuisances and things harmful to the senses;

9. To protect the community against unsightly, obtrusive, and noisome land uses and operations; and
10. To enhance the esthetic aspects throughout the entire Town and maintain its natural beauty.

With these policies as a guide the following planning principals can be applied to the Town of Urbana Development Plan.

- a) Highway and road planning and land use planning must go hand in hand. Residential development should front on minor streets and through traffic should be discouraged. Major traffic generators such as an industry, office complex or commercial development should be accessible from an arterial or collector road.
- b) Development fronting on an arterial or collector road should not unduly interfere with the safe movement of vehicles. This means a minimum number of entry and exit drives and full visibility at those points. Ample off-street parking should be provided so that there is no encroachment within the public highway right-of-way.
- c) When driving on the highways and roads within the Town the view should be scenically pleasing rather than distasteful. An excess of billboards, junked cars and substandard structures detract from the attractiveness of the Town.
- d) An intermingling of incompatible land uses is to be avoided to protect present and future property values.
- e) New urban and suburban development should be directed to those areas where it can most economically and logically be serviced by municipal facilities and utilities. Where such possibilities currently seem remote new development should be discouraged.
- f) To protect property values and enhance the esthetic aspects of the Town of Urbana development should not be permitted in areas subject to flooding or remote from logical development areas.

The preceding policy statements and planning principles are to be adhered to in developing the Land Use Plan. The Planning Board will submit to the Town Board proposed subdivision regulations in conjunction with a Zoning Ordinance which will support the Plan and as shown on the Official Map.

The Town Planning Board

TOWN OF URBANA PLANNING BOARD

July 15, 1985 Meeting

Meeting was called to order at 7.00 PM and all board members were present except Bill Venema.

Discussion centered around subdivision regulations and it was generally felt that the Town of Fremont Land Subdivision Regulations would be a good bases for developing our own and would tie in to the Development Plan.

Art Chapman will find out by the next meeting if Fremont has made any changes to their 1981 regulations and how their regulations are working.

We plan to invite Brian Flynn to the next meeting to answer questions regarding subdivision in general and all members are asked to review the N.Y.S. Subdivision Controls and the Fremont regulations before the next meeting. Also, we want Brian to review the draft prepared which gives the overall objectives of the Planning Board before they are presented to the Town Board.

Next regular meeting is scheduled for Monday August 19th and it is hoped that Brian can be at that meeting.

Meeting adjourned at 8:30 PM.

cc: Board Members
Connie Moorehouse

TOWN OF URBANA PLANNING BOARD

June 24, 1985 Meeting

Meeting was called to order at 7:00 . The regularly scheduled meeting for June 17, 1985 was cancelled and rescheduled.

All members were present along with Connie Moorehouse and Brian Flynn.

By invitation Brian Flynn, town attorney, was present to help answer questions and to obtain information as to what the board has been doing on the project. He was brought up to date since the board's initial meeting October 29, 1984.

In the general discussion regarding zoning laws, the subject of subdivision was brought up and Brian gave us some information for the board to consider in drafting subdivision laws which would be incorporated into the Zoning Ordinance. Each board member will receive copies of suggested wording to review for purposes of drafting .

It was suggested that the board prepare a Development Plan Statement for submission to the Town Board. After discussion, Don Green was asked to draft one for the board members to review before the next meeting. It is hoped that a statement can be ready after the next meeting.

Copies of the Zoning Map prepared by the board will be given to Connie Moorehouse and Brian Flynn.

The next regular meeting is set for Monday July 15, 1985 at 7:00.

Meeting was adjourned at 8:40 PM.

D M Green
Secretary

cc: Members
C: Moorehouse

TOWN OF URBANA PLANNING BOARD

May 20, 1985 Meeting

Meeting was called to order at 7:00 P M.

All were present except Norm Ellis.

The meeting was spent reviewing the Zoning Ordinance as is in the 1967 Plan.

Meeting was adjourned at 9:00 P M.

D M Green
Secretary

TOWN OF URBANA PLANNING BOARD

April 15, 1985 Meeting

Meeting was called to order at 7:00 P M . All members were present except Charles Paddock.

Also in attendance were: Connie Moorehouse-Town Supervisor
 Dick McCandless - Town Board Member
 Max Domaras - Building Inspector
 Greg Haffner- County Planning Board
 G.L. Harder " " " "

At the boards invitation Mr. Harder and Haffner attended to answer questions and help give direction to follow in drafting a Zoning Law. They reviewed the Comprehensive Development Plan dated 1967 and said that they thought this was a good bases for starting. They went through the Zoning Ordinance in the plan and pointed out several things that we should take a look at as we draft our plan. Below is a list of these points.

Meeting was adjourned at 9:15 P M.

Combine industrial idems together.
Use general statement for industrial uses not listing Residential uses in a business district
Flood Plains- regulation based on insurance model- can't build anything unless _____
Make sure numbers and fees are what you want and cover costs
Subdivision laws as important as Zoning Laws
Manufactured houses --- Mobile homes
Pitfalls of Zoning Laws---
 Home Occupancy- word it as you really want it
 Use general statement such as doesn't create problems, noise, parking____
 Variance Process- allow for due process, reason for
 Sign/billboards- real estate usually not regulated
Changes advertize in paper 3 weeks
Zoning officer given power to give tickets questions to Bd.
No. of rooms for bed& breakfast---4 limit
Town Board accept Zoning Map
Check current local laws
No. of employees in a home business, % of house use, outside
Define fences and buffers - size of parking spaces

D M Green
Secretary

3/5/85

Planning Board County, Town, Village

1. Any citations - RDV in paper 3 weeks
2. Zoning office given power to give tickets (local Dec) ^(was got out)
- All questions to Board - not office
3. # of Room For Bed + Breakfast (14) Limit
4. Have town board except our zoning map
5. Parks + playgrounds etc park?
6. Can we get tax maps of town?
7. Check our existing local laws - do we have any
8. Omit list of prohibited things - State + Fed Law Court
9. you can list permitted things
10. Do we need an industrial district ^(y/careful)
11. Type of fence + Buffer for things What you should have to meet buffer
12. # of people to be employed at a home
13. Make sure you spell out how 20% of your house, nothing stored out side (Home occupations) they can really mess up thing.
- NOISE - LIGHTS, TRAFFIC - PARKING - Limit time of sales + # of sales per year (you should have to have a business license)
14. If you get one person - you get ^{year} ~~business~~ (Be unicorn)
15. What size is a parking space (18x10)
16. Signs - to be approved by zoning office (Have signs) LIGHTS
- 17

✓ Trailer - why can't put trailers in -

8

TOWN OF URBANA PLANNING BOARD

March 18, 1985 Meeting

Meeting was called to order at 7:00 p. m. All members were present.

This meeting was advertised in the local newspaper, and it is planned to have all future ones so published.

A tentative zoning map was agreed upon, subject to further review.

It was decided that before preceding in drafting a zoning law, we would invite a representative of the County Planning Commission to attend our next meeting. Don Green will contact this person.

The next regular meeting is scheduled for April 15th at 7:00 p. m.

Meeting was adjourned at 8:45 p. m.

Donald M. Green
Secretary

cc: Board Members
Connie Moorehouse

TOWN OF URBANA PLANNING BOARD

January 21, 1985 Meeting

Meeting was called to order at 7:00 p. m. All members present except Charles Paddock.

General discussion branched into specific discussion regarding the zoning map. It was agreed that the following changes should be made to the map:

1. The area immediately south of the Back Valley Road and from the intersection of the Back Valley Road and Rt. 54 south along Rt. 54 to Town of Bath line should be designated "Residential I" area rather than "Agricultural" except in area of Vinehurst Motel which should remain the same.
2. The area between Rt. 54 and the Back Valley Road should be changed from "Agricultural" to "Highway Business".
3. The area along both sides of the lake between the main lake roads, Rt. 54 and Rt. 54A, and the lake shores should remain "Residential I". These would continue up both sides of the lake to the town lines except the area designated as "Industrial" at Urbana.
4. The small strip on the southside along Rt. 54A across from Champlin Beach and the firehouse, along to the intersection of Rt. 54 and Rt. 54A, should be designated "~~Residential I~~ ~~Agricultural~~" - *changed.*

For the next meeting it was decided that each of the members should review Section V, pages ZO-13 through ZO-35.

Don Green was commissioned to obtain enlarged copies of the Town of Urbana Base Map.

The next meeting will be at 7:00 p. m. on Monday, February 18th.

Meeting was adjourned at 8:30 p. m.

Donald M. Green
Secretary

cc: Board Members
Connie Moorehouse