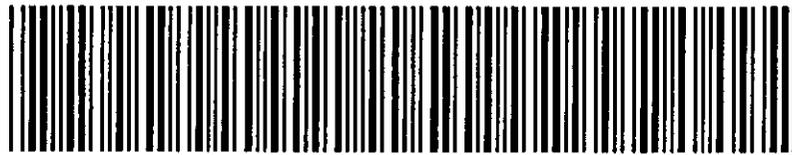


# Planning Board



1988



December 7, 1988

7:04 p.m. Public Hearing - John Kuhl Jr.  
Subdivision of Randy Kuhl Jr.  
~~No one from the public for or against~~  
Motion was made by Norm Ellis and second by Clarence VanScoter  
William Venema and Margot Doherty in favor

7:15 p.m. Public Hearing Robert Crooks  
Application for minor subdivision  
~~No one from the public for or against~~  
Motion was made by Clarence VanScoter and second by Margot  
Doherty  
William Venema and Norm Ellis in favor

Regular Meeting 7:21

Present: William Venema, Margot Doherty, Norm Ellis,  
Absent: Myrna Marshall

Acting President Venema called to order the meeting ..  
Minutes of last meeting approved

Agenda:

1. Minor sub-division by Russell J. Feldeisonjk  
we will discuss this more and reply to same
2. Minor sub-division Kocker/Baird boundry line  
We will check on the boundry 2 foot from home of Kocher
2. Minor subdivision of Richard Yartym  
Lot #2 to be made 100' x 100' or close, redo map  
.. possible only 2 front lots, Dick will submit again.
4. Next meeting January 4, 1989 at 7:00 p.m.
5. Meeting adjourn at 8:26 p.m.

*Norm Ellis*  
Norm Ellis  
Acting Secretary

November 2, 1988

Town of Urbana Planning Board Minutes

Meeting brought to order at 7:05 p.m. by Acting Board President William Venema

Present:

Board Members: William Venema, Clarence VanScoter, Norm Ellis,  
Myrna Marshall  
Code Enforcement Officer: Arthur Chapman

Agenda

1. Minutes of last meeting approved.
2. Violations of Zoning Ordinances were reported by Mr. Chapman on the following people:
  1. Joseph Fries
  2. John Obrachta Jr.
  3. Richard Smith

These people installed house trailers that were in violation of the zoning ordinance. Mr Chapman sent notices of violations to these people. Based on the recommendations of C. Moorehouse and Atty Flynn, the Planning Board decided to allow these 3 parties be allowed to proceed with their plans without further involvement of the Town of Urbana, as a part of the transition period from the time before Zoning Ordinance were law to the present time.

The Planning Board also recommended that any future change or addition that these 3 parties shall make on the mobile homes should comply with the Town Zoning Laws. For example: peaked roofs, additional width to comply with 14 foot width zoning laws.

Motion made by Myrna Marshall, second by Norm Ellis to allow these people to use their mobile homes as is without any additional violations being issued.

The Planning Board also recommended that the period of transition is ended and that all future situations not complying with the Zoning Ordinances of the Town of Urbana be treated equally as violations of the Laws.

3. John Strzepek hearing on request to Town of Urbana Planning Board to start a Pet Boarding- Kennel Business on Rt. 54 South of Hammondsport. The Planning Board and Zoning Board agree to the variance requested for the use of the inside the building only.

4. Sub-division application from John R. Kuhl Jr., North Urbana Hill Rd., County Rt. 87. Wants to sub divide 5.796 acres into 2 lots.

Motion made by Clarence VanScoter, second by Norm Ellis. Motion carried to approve this sub-division.

con't on following page

## 5. Robert Crooks property:

Application for sub-division has been received. Mr. Venema will consult Atty Flynn to determine whether this is a minor or major subdivision. Also need to set a date for Public Hearing.

## 6. Communications from Town of Urbana Zoning Board of Appeals. Concerning upcoming Public Hearing Variance to be held on Nov. 17, 1988

1. Dr. Huang's application for variance. He is buying house on Rt. 54 south from Jerry and Susan Jones - wants to make house into Doctor's Office. the Planning Board has no objections. to this variance.

2. David and Anna Bauer - request for variance to build a Mobile Home Sales and Service in agricultural district on Rt. 54 South. Planning Board's recommendation is that the Mobile Homes Sales and Service part of the property must have a 250 Ft. frontage.

7. Letter from Attorney Robert Plaskov concerning the sale of Leslie States property - lot #82. Mr. Venema will check with Attorney Flynn to see if the Planning Board needs to be involved with this.

Next Planning Board meeting is December 7, 1988 at 7:00 p.m.

8:45 p.m. motion made to adjourn meeting.

Respectfully submitted;

Myrna Marshall  
Acting Secretary

*Myrna Marshall*

TOWN OF URBANA PLANNING BOARD MEETING, OCTOBER 5, 1988

Board Members present: Wm. Venema, Norm Ellis, Clarence VanScoter, Myrna Marshall, and Mr. Arthur Chapman, Code Enforcement Officer.

Agenda:

1. Benjamin Vetter property, 85 W. Lake Rd., Hammondspport. Mr. Chapman recommended that the Planning Board accept Mr. Vetter's plans as presented with variances. Motion made by C. VanScoter, 2nd N. Ellis to accept the Vetter plans. Motion carried.
2. Mr. David Bauer came to the meeting to discuss plans for development of property he owns on Rt. 54 South of Hammondspport. He wants to:
  1. Fix up & rent existing house on property
  2. Build a Mobile Home Sales & Display Area
  3. Develop a Mobile Home Park on the property

The Planning Board told him what he needs to do to comply with existing laws:

1. Make application to the Zoning Board of Appeals for a variance for a Special Use Permit for a Business in the Agricultural District for the Mobile Home Sales.
2. Submit preliminary plans for Mobile Home Park to the Urbana Planning Board in the near future.

Planning Board is to advice the Zoning Board of Appeals that Mr. Bauer's preliminary ideas and plans are acceptable.

3. John and Sally Strzepek have applied to the Zoning Board of Appeals for a variance for a Special Use Permit for a Business in an Agricultural District. They have purchased the Barn and property on Rt. 54 South of R. Sherer's barn. They want to make the barn into a Dog Grooming and Boarding Business with a Sales room for Pet Supplies. The Planning Board was willing to accept the preliminary plans for this business, exclusive of the possible future plans for a crematory, provided that all existing Local & State regulations are met. Motion made by N. Ellis & 2nd by C. VanScoter & carried to accept the above.
4. Proposed Mobile Home Regulations were discussed and reviewed. Some minor changes were made to them.
5. Next regular meeting November 2, 1988 at 7:00 p.m.
6. Meeting adjourned at 8:45 p.m.

Respectively submitted,  
*Myrna Marshall*  
Myrna T. Marshall  
Acting Secretary

cc: Supervisor, Planning Board Members,  
A. Chapman, Town Board, Zoning  
Board of Appeals, Attny. Flynn

Public Hearing on Edward McTaggart Minor Subdivision Application

Town of Urbana Planning Board

September 8, 1988

Meeting called to order 7:03 p.m.

Present:

Board Member.....William Venema, Clarence VanScoter, Norman  
Ellis, Myrna Marshall

Town Attorney.....Brian Flynn

Code Enforcement

Officer..... Arthur Chapman

McTaggart Public Hearing called to order by acting Planning Board Chairman Wm. Venema. Attorney Peter Baker present representing MR. McTaggart. No objection to the application were heard.

Motion made by Mr. VanScoter to accept the McTaggart Minor Subdivision Application. Motion seconded by Mr. Ellis. Motion carried.

~~Attorney Flynn~~ commended Attorney Baker for the excellent job he had done guiding and advising his client to meet the requirements of the Town of Urbana Zoning Ordinance and the regulations of the Urbana Planning Board. Seeing no further business to be done with the Public Hearing it was determined closed.

The regular monthly meeting of the Town of Urbana Planning Board followed:

1. After a lengthy discussion the board requested that Attorney Flynn recommend to the Urbana Town Board that the Planning Board wishes to have a good quality tape recorder available for its use and further that the Town of Urbana Board include in its budgeting for the upcoming year a sum of money be used for the purpose of defraying the necessary expenses of providing occasional clerical-secretarial assistance for these meetings. The members

of the Planning Board find it difficult to concentrate on business at hand in their meetings and record the meeting notes at the same time.

2. Mr. David Remchuck, representing a Mr. and Mrs. Boyian, 485 West Lake Rd., Hammondspport, verbal presented to the Board preliminary plans to sub-divide the Boyian property. Attorney Flynn gave Mr. Remchuck copies of the guideline and requirements of the Town of Urbana concerning the above topic. Attorney Flynn suggested that Mr. Boyian should make application directly to the Planning Board.

3. Attorney Robert Plaskov was present representing a Mr. Murphy who has brought a land parcel from Robert Crooks of Pennsylvania. Mr. Murphy applied for a building permit from Mr. Chapman. The permit was denied by Mr. Chapman because Mr. Crooks, in selling the property, did not comply with the Town of Urbana sub-division laws.

A motion was made by M. VanSocter and seconded by by Mr. Ellis to have Attorney Flynn contact Mr. Crooks to have him comply with the Town of Urbana sub-division laws making the appropriate applications for sub-division approval. Motion carried. Mr. Plaskov is to be informed concerning this decision made by the board.

4. Attorney Flynn recommended that any matters and/or paper work to be reviewed and discussed at the Planning Board meetings should be made available to board members and Mr Flynn before the regular meetings. An agenda should be developed in advance for each meeting.

5. Attorney Flynn distributed copies of a letter to be sent to Cole & Latham, PC concerning: Glen and Martha Scutt property at 175 East Lake Rd., Hammondsport, New York 14840 (see attached copy)

6. Attorney Flynn distributed to boards members copies of proposed laws concerning mobile homes and/or mobile home parks in the Town of Urbana. These proposed laws will be discussed at the next regular meeting on October 5, 1988.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,



Myrna Marshall  
Acting Secretary

cc: Planning Board 5  
Attorney Flynn 1  
Arthur Chapman 1  
Supervisor Moorhouse 1  
Board of Appeals 5



# TOWN of URBANA

HAMMONDSPORT, N. Y.

14840



September 8, 1988

Cole and Latham, P.C.  
7 East Steuben Street  
Post Office Box 232  
Bath, New York 14810

Attention: Robert H. Cole, Jr., Esquire

RE: Glen and Martha Scutt  
Property at 175 East Lake Road  
Hammondsport, New York 14840

Dear Mr. Cole:

We have considered your Application on behalf of your clients and have concluded that such constitutes a Minor Subdivision.

However, since inadequate lake frontage is afforded with each lot some adjustments must be made so that each lot will have an increased amount of lake frontage. Inasmuch as your clients have retained substantial lake frontage it is quite possible that an allocation therefrom could be made and thus better satisfy the requirements we deem necessary herein.

This statement is advanced pursuant to Article 3, Section 1, Subsection C of Local Law No. 3 of the year 1985.

For those lots having a frontage on New York State Route 54 and which lie easterly thereof please be advised that each such lot shall require 250 feet of frontage along said New York State Route 54.

It would also be appreciated and thus we suggest that in your next application you give some attention to Article 4, Section 1, Subsection A of the aforementioned Local Law.

Thanking you for your anticipated courtesy and understanding herein, we remain

Very truly yours,

TOWN OF URBANA PLANNING BOARD

BY:

William Venema  
WILLIAM VENEMA  
CHAIRMAN

Town Of Urbana Planning Board

9/7/88

Meeting called to order 7:45 p.m.

Present: Board Members

William Venema, Clarence VanScoter, Norman Ellis,  
Myrna Marshall

Code Enforcement Officer

Arthur Chapman

Attorney Robert Plaskov made a presentation for  
Mr. Murphy asking the Board to approve the sale  
of a 5.94 acre plot of land as a minor subdivision  
so Mr. Murphy can obtain a building permit from  
Mr. Chapman.

Advice to be sought of Mr. Flynn and a decision  
will be made at September 8, 1988 meeting.

Public hearing for McTaggart minor subdivision  
is Thursday September 8, 1988 at 7:00 p.m.

Respectfully submitted,

*Myrna Marshall*

Myrna Marshall  
Acting Secretary

-CC--Members --  
Constance Moorehouse  
Brian Flynn  
Board of Appeals

TOWN OF URBANA PLANNING BOARD

August 16, 1988

Meeting called to order 7:25 P.M.

Present: Board Members

Bill Venema, Norm Ellis, Clarence VanScoter, Myrna Marshall,

Town Attorney Brian Flynn, also Arthur Chapman and Don Green

Attorney Peter Baker presented an application for a subdivision on behalf of Edward McTaggart. It was determined that this fell into category of a minor subdivision and meet all requirements of the zoning code. A public hearing to be scheduled as soon as possible.

Attorney Robert Cole submitted an application for a minor subdivision on behalf of Glen and Martha Scutt. Review by the Board determined a minor subdivision would be acceptable if their proposal was amended to meet zoning standards.

ie; Lake frontage of 50 feet each lot.  
Lota on west side of Route 54 to be  
2 acres minimum with 250ft frontage  
to be so advised.

Next regular meeting September 7th



William Venema  
Acting Secretary

CC: Members  
Constance Moorehouse  
Brian Flynn

TOWN OF URBANA PALNNING' BOARD

June 2, 1988

Meeting called to order at 7:06 P.M. Present were Arthur Chapman, Norm Ellis, Clarence VanScoter, William Venema.

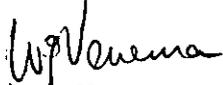
Re: application for Minor Subdivision for Harold Bishop. No one appered for or aganist the proposal. Application was unanimously approved. Attorney will be instructed to send Bishop formal statment of approval.

Mr. McTaggart and Mrs. Duvall were present to consider a subdivision of property owned by them.

Mrs. Duvall has a large 150'frontage on lake to divide into 3 lots. she was advised to submit plot plan, survey maps and present deed for approval.

Mr. McTaggart application for building permit, claims 3 deeds to property. He was advised to bring in copies of deeds.

Meeting adjourned at 8:05 P.M.

  
William Venema  
Acting Secertary

CC: Members  
Constance Moorehouse  
Brian Flynn

TOWN OF URBANA PLANNING BOARD

April 6, 1988 Meeting

The regular meeting commenced at 7:00 PM and all members were present along with Brian Flynn, Town Attorney.

Harold Bishop was present to further discuss his proposed minor subdivision of tax parcel #105-1-7. He gave the Board his check for \$20.00 to cover fees on the proposed four parcels. The Board reviewed the surveyors map and after discussing various matters, felt that there needed to be more detail as to what Mr. Bishop proposed for the right-of-way road. Art Chapman will get recommendations from Doug Bailey, Town Highway Superintendent, as to what he feels would be adequate road location, base, and ditching. Mr. Bishop will send a copy of his deed for review. His proposal will be further discussed at the May meeting.

Lucy Knapp was present and said she was unfamiliar with the Town Subdivision Law. It was suggested that she obtain a copy and contact us should she have any questions.

The meeting was closed at 9:00 PM until the next regular meeting on Wednesday May 4th at 7:00PM.

Don Green  
Secretary

cc: Members  
Constance Moorehouse  
Brian Flynn

TOWN OF URBANA PALNNING BOARD

Special Meeting

March 20, 1988

A special meeting attended by all members except Norm Ellis for the purpose of considering an application by Thomas and Alice Bent on parcel # 91,09-1-12.

Mrs. Pierce, representing the Bents, presented a preliminary sketch of the parcel. It was determined that this constituted a major subdivision.

It was explained to Mrs. Pierce what was required to submit a major subdivision. We gave her copies of the subdivision regulations.

She said she would pursue this further and contact us when she had the proper documents.

Meeting was adjourned at 8:00 PM.

Don Green  
Secetary

CC: Members  
Constance Moorehouse



# TOWN of URBANA

HAMMONDSPORT, N. Y.

14840



Arthur Chapman  
Code Enforcement Officer  
PO Box 186  
Hammondsport, New York 14840

To all area realtors:

This is to advise that the Town of Urbana has subdivision regulations in effect. These regulations require town planning board approval of all subdivisions of one or more lots. This means that any time a parcel of land is detached from a larger parcel and is sold, leased, or offered for sale or lease, a subdivision is created under the definition of subdivision in the Town of Urbana.

For further information, please contact me, or please attend the next regular monthly planning board meeting, which is scheduled for April 6, 1988 at 7:00 P.M. at the Curtiss Museum Building. Copies of the subdivision regulations are available at the Town of Urbana Clerk's Office.

Sincerely,

Arthur Chapman  
Code Enforcement Officer  
Town of Urbana