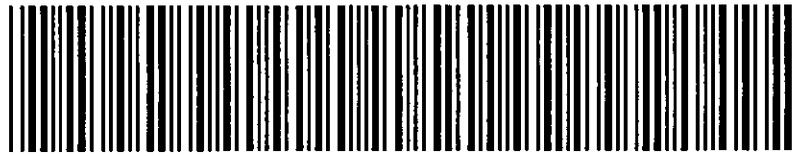


Planning Board



1989



TOWN OF URBANA PLANNING BOARD MEETING NOVEMBER 1, 1989

MEMBERS PRESENT: William Venema, Chairman
M. Doherty
C. VanScoter
Attorney Brian C. Flynn

ABSENT: M. Marshall

Public Hearing called to order 7:07 P.M. Subdivision request by Glen & Martha Scutt for 3 lots along Route 54, each lot consisting of 50 ft. frontage on lake, 80 ft. wide strip between East Lake Road and Route 54, and two acres along the south side of Route 54. (Between 182 & 185 E. Lake Road)

Attorney Robert Cole, Jr. representing the Scutts, presented the modified proposal and explained how it now meets the requirements of the Planning Board and Subdivision Law. Letter dated 11-1-89 from Attorney Cole and Survey Map revised on 10-31-89 to show change in lot formation attached.

Mr. and Mrs. Stuart Campbell of 185 E. Lake Road expressed concern that a driveway right-of-way be preserved for access to the house at 182 E. Lake Rd.

Mr. and Mrs. Joseph Littleton of 190 E. Lake Road expressed opposition to the subdivision. Reference was made to his letter dated 6/6/89. Subject letter plus correspondence from neighbors at 192 E. Lake Road and 193 E. Lake Road were attached. Mr. Littleton repeated concerns expressed in these letters.

Attorney Cole replied to Mr. Littleton that it is the intention of the Planning Board and the Scutts that restrictions will be put in the deeds to prohibit buildings on the lakefront and between East Lake Road and Route 54.

Public Hearing was closed at 7:40 P.M.

Minutes of the previous meeting were read and approved.

William Venema

William Venema, Chairman

TOWN OF URBANA : COUNTY OF STEUBEN
PLANNING BOARD

IN THE MATTER OF THE APPLICATION OF
GLEN H. SCUTT and MARTHA G. SCUTT
for a Minor-Subdivision.

DECISION

The Minor Subdivision application for three (3) lots situate at No. 175 East Lake Road is hereby conditionally approved.

Such conditional approval requires that the following specified conditions shall be controlling as to each of the three (3) lots in the Scutts' Minor Subdivision.

1. There shall be no buildings or structures, other than stairways, placed in the land area lying between NYS Route 54 and the Lower Lake Road.
2. There shall be no buildings or structures, other than an access stairway placed on that land area lying between Lower Lake Road and the waters of Lake Keuka.
3. There shall be permitted only one (1) dock erected in that land area lying between the waters of Lake Keuka and the Lower Lake Road and, any such dock shall have only a single level.
4. That the Scutts shall obtain written approval from the Town of Urbana Highway Superintendent stating adequate parking spaces/areas are provided along the Lower Lake Road thus insuring the unobstructed passage of fire and other emergency vehicles and the general safety of that neighborhood.
5. That the Scutts or their legal counsel shall make certain that each deed, land contract or any other written sales instrument contain appropriate covenants running with the land specifying each of these special conditions.

Dated: December 15, 1989

William J. Venema
WILLIAM J. VENEMA, CHAIRMAN
Town of Urbana Planning Board



TOWN OF URBANA PLANNING BOARD
PUBLIC HEARING

October 4, 1989
7 p.m.

Present: Wm Venema, N. Ellis, C. VanScoter, M. Marshall
Absent: M. Doherty
Others: Atty. Flynn

Public Hearings on following sub-division applications:

1. Michael Doyle sub-division. 197 acres on County Route 78 and Bully Hill Road. Wants to reserve 17 acres. Walter S. Taylor opposed this sub-division. He requested copies of application and was told to get them from the Town Clerk.

2. Betty Oakes Estate sub-division application.
No pros or cons voiced.

3. Richard and Barbara Wendlandt sub-division application on North Urbana Hill Road, County Route 87 and Route 54 into three (3) lots of 30, 27 and 12 acres. Robert Ackley - landowner adjoining on Draper Road wanted to see the maps showing the Draper Road boundries. No other comments.

Public Hearing closed.

REGULAR MONTHLY MEETING
TOWN OF URBANA PLANNING BOARD
October 4, 1989

AGENDA: Old Business

1. Minutes of June and July 1989 meetings were approved.
2. Atty. Robert Cole was present asking how to proceed on the Glen/Martha Scutt sub-division matter. Planning Board recommended that he submit a summary application of all previous communications and discussion with the Planning Board complete with a new clean survey map for the purposes of public hearing as soon as possible. Mr. Scolero questioned the Planning Board about his interests in the Scutt matter. A public hearing will be scheduled.

Meeting of October 4, 1989 cont'd.

New Business

1. Mr. Hosmer - Michellsville Road has three trailers on four acres. Told to remove the last one he put there. He has 90 days from today to do so.

2. Zoning Board of Appeals - wants Planning Board recommendations concerning Wallace Baker's request for a Variance to build a deck on his cottage at 133 East Lake Road. Planning Board recommended that the variance be denied because:

- a. violation on a non-conforming lot to put a deck on the side of it.
- b. if it interferes with the neighbor's view

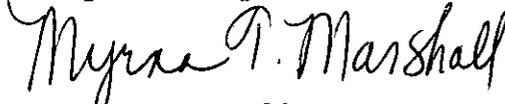
3. Decisions on Sub-division applications

- a. Michael Doyle application - unanimous roll call vote to approve this application
- b. Betty Oakes Estate application - unanimously approved.
- c. Richard & Barbara Wendlandt application unanimously approved.

4. With regret, the Planning Board accepted the resignation of Norman Ellis. He is moving out of the area. The Planning Board members expressed their appreciation for his time and efforts for the Town of Urbana and wished him well in his new ventures.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,



Myrna Marshall

TOWN OF URBANA PLANNING BOARD

SPECIAL MEETING

September 20, 1989
7 P.M.

Present: W. Venema, M. Marshall, C. VanScoter, M. Doherty and
N. Ellis

Others: A. Chapman, Code Enforcement Officer and Barbara
Littleton, as an observer

Agenda:

1. Glen/Martha Scutt sub-division application. It
was decided that

a. The Planning Board will request that restrictive
covenants be put in the deeds for the three lots in the
sub-division stating that no structures of any sort be built
on the land between Route 54 and the South (lower) Lake Road,
except for access stairways.

b. The Planning Board, upon unanimous vote, agreed
to this sub-division, in principle, with this restrictive covenant
in each deed.

2. Michael Doyle sub-division application reviewed,
retaining 17 acres from a parcel of 197 acres. Will sell the
rest. Planning Board to set up a Public Hearing for October 4,
1989.

Meeting adjourned at 9 p.m.

Respectfully submitted,

Myrna T. Marshall

Myrna T. Marshall

TOWN OF URBANA PLANNING BOARD MEETING

September 6, 1989

Present - W. Venema, M. Marshall, C. VanScoter, M. Doherty and
N. Ellis
Others: Atty. Brian Flynn, A. Chapman

Agenda:

1. Boyian Sub-division application rejected by unanimous vote. Reason: Would create sub-standard lots. Planning Board advised that the Boyians make application to the Zoning Board of Appeals.

2. Glen/Martha Scutt sub-division. Atty. Cole presented a new proposal to sub-divide this property. Planning Board decided to address this matter at another meeting when they have had time to review this new proposal. Meeting to be held October 20, 1989 at 7 p.m.

3. Atty. R. Plaskov representing Mr. Scolero, a land purchaser involved in the Scutt sub-division matter, addressed the Planning Board about possibility of Mr. Scolero making a separate sub-division application. Planning Board said, when and if, it becomes necessary for him to do this, it would be appropriate.

4. Vogt/Lee Major sub-division application. Atty. Chris Wilkins presented additional information, specifications and clearer definitions of terms that will be a part of the deeds to the lots in this sub-division.

New Business:

1. By unanimous vote, the motion to approve the Vogt/Lee was passed.

2. Betty Oakes Estate sub-division application. Atty. Plaskov representing the estate explained the sub-division. Planning Board will hold public hearing on this October 4, 1989.

3. John and Kathryn Maksymiak sub-division application on Dinehart Road. By unanimous vote, the motion to grant this sub-division was passed.

4. Richard Wendlandt sub-division application was reviewed. Public Hearing will be October 4, 1989.

5. As of September 6, 1989, Tom Robbins, Mitchellville Hill Road, will be notified by A. Chapman that he has 60 days to remove a camping trailer being used as a residence. This notice

Meeting of Sept. 6, 1989

Page two

to be sent by registered mail.

6. Minutes of June 8, 1989 Public Hearing and Planning Board Meeting approved.

Minutes of July 20, 1989 Public Hearing and Planning Board Meeting approved.

Respectfully submitted.

Myrna P. Marshall

Myrna Marshall

TOWN OF URBANA PUBLIC HEARINGS
FOR THE TOWN OF URBANA PLANNING BOARD

July 20, 1989 - 7 p.m.

Members of Planning Board Present: N. Ellis, M. Doherty,
C. VanScoter, M. Marshall, W. Venema.
Also Present: Atty. B. Flynn and Code Enforcement Officer,
A. Chapman

Public Hearing #1

Michael Vogt/Michael Lee Sub-division request: Many interested persons attended. Michael Vogt, Michael Lee and Atty. Chris Wilkins, Neighbors of this property - Mr. R. Falvey, Sr, Mr. Richard Falvey, Jr., Gary Pruyne, Gordon Stratton, Flossie Bates, Jerry O'Neil.

Concerns involved environmental impact, tax increases, drainage, road maintenance, cost of getting electricity to this proposed sub-division. The covenants in the deeds, can they be challenged? What types of structures are "permanent", what type of foundations are "permanent"?

Increase of population will affect hunting enjoyed by a few people now. Mr. Richard Falvey Sr., requested that the Board give area residents time to obtain legal counsel.

Gordon Stratton requested that the Planning Board make note of the fact that Mr.'s Vogt and Lee became the owners of this property as of today.

The Planning Board thanked those present and said they would take all comments into consideration.

Public Hearing closed at 8 p.m.

2. John and Kathryn Maksymiak Sub-division request. No opposition from the public. Will be put on agenda for September 6, 1989 meeting. A decision will be rendered at that time.

3. Russell Cutshall sub-division okayed.

4. Mr. Scolero attended meeting for information on the Scutt property sub-division.

Public Hearings completed

REGULAR MEETING OF PLANNING BOARD

Concerning Vogt/Lee Sub-division: Planning Board requested that:

1. Atty. Flynn check to see if an environmental impact study should be done at this time.

Regular Meeting of Planning Board - 7-20-89 continued

2. Atty. Flynn will request that the Covenant in the proposed deeds to these to these lots have more definitive explanations of:

a. the type of permanent main structure and foundations to be acceptable.

3. Glen & Martha Scutt sub-division request is denied. A written decision based upon prior discussions, written submission to the Planning Board by Mr. & Mrs. Scutt, Atty. R. Cole, and neighbors, comments made at the public hearing; and an on-site inspection of the property by the Planning Board members, will be forwarded to Atty. Cole denying this request because the Planning Board cannot allow the creation of sub-standard lots in a residential area.

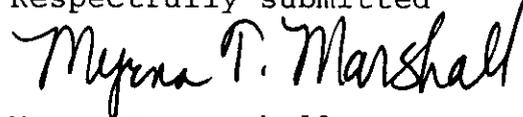
New Business

Zoning Board of Appeals - two requests for opinions before they render a decision.

1. Ray Keefer - no comment
2. Mr. Brooke - no comment

Meeting adjourned at 9:30 p.m.

Respectfully submitted



Myrna T. Marshall
Acting Secretary

MEETING OF TOWN OF URBANA PLANNING BOARD

July 6, 1989

Present: W. Venema, Chairman, C. VanScoter, M. Doherty
Brian C. Flynn, Attorney
Arthur Chapman, Zoning Enforcement Officer

Members excused: N. Ellis, M. Marshall

Meeting opened at 7:00 p.m.

Purpose of meeting was to conduct a public hearing as previously announced, to consider two minor subdivisions of property owned by Vintners International.

Applicant was represented by Attorney Robert Cole, Sr. and M. Doyle, V. P. Vintners International.

Item 1. Request to cut out a 2.06 acre lot from a parcel of 361 acres on Route 76, Middle Road.

Item 2. Request to divide off 135.047 acres from a parcel of 299 acres.

Applicants presented survey map showing the new divisions. No interested parties present to speak against.

Motion by C. VanScoter, seconded by M. Doherty to approve both subdivisions. Carried.

Meeting adjourned at 8:00 p.m.



acting Sec.

REVIEW OF SPECIAL MEETING
OF TOWN OF URBANA PLANNING BOARD

ON June 13, 1989

Present - W. Venema, N. Ellis, M. Marshall, C. VanScoter and
M. Doherty.

Group went to 175 East Lake Road to make on site inspection
of the property that Scutt is requesting be sub-divided.

1. Shore line property consists of a narrow strip of
land (steep bank) between South Lake Road and
waterfront. Distance between the right-of-way for the
road and the high water line of the lake is approximately
five (5) feet.

2. The proposed division of lake front property as
shown by survey map would be -

1st lot - 50' shoreline x 47.93 south boundary
x 55' along road x 56.42' north boundary

2nd lot - 50' shoreline x 46.62 south boundary
x 50' along road x 47.93 north boundary

Total square footage of each parcel would be
approximately 2600 square feet.

3. Property on East side of Route 54 - proposed division
into three (3) plots of 2+ acres each - separated from
lake front by strip of land, 100'+ in width, and
situated between Route 54 and South Lake Road. All
part of the same parcel of land being sub-divided but
not included in the proposed division.

Observations - There is room to park three cars between
pavement and guard rail on the lake side of State Road.
Only way to reach lake front from hillside lots would be
by car. Having two lots created on lake front would probably
require more than three parking spaces. Additional parked
cars would block driveways on right-of-way on the road.

Requested subdivision is in fact for five (5) parcels
to be created. Three on the East side of Route 54 in an
agricultural district. Two on the west side of South Lake
Road in a residential district.

Lots in a residential district must have a minimum of
10,000 square feet (Local Law #1 - 1988 - 4 - 2 - 2)

TOWN OF URBANA PLANNING BOARD

PUBLIC HEARINGS

June 8, 1989 - 7 PM

Members Present: M. Marshall, C. VanScoter, N. Ellis,
M. Doherty, W. Venema, Atty. B. Flynn,
Code Enforcement Officer, A. Chapman

1. Frank Simons - Telegraph Road. 30 acres sub-divide into two 15 acre plots. No comments. Approved.
2. Lilah States - Wants to sell 40,000 sq. ft. to Alta Bedner,, a neighbor. Mrs. Bedner spoke on behalf of the sub-division. Approved.
3. Milford Gridley - East Lake Road wants to sub-divide property into two plots. Mr. & Mrs. Charles Eckel questioned where building lot will be. Mrs. Burns, a neighbor, questioned potential drainage problems. Planning Board to notify Mr. Gridley and Steven Hubertus of these concerns. Approved.
4. Glenn & Martha Scutt - application for sub-division on East Lake Road. Atty. Robert Cole Jr., presented the same proposal as presented to the Planning Board on May 3, 1989.
Residents of East Lake Road present: Mr. & Mrs. Stuart Campbell, Barbara Littleton, Orin & Fran Baisch, Nancy Drum. Mrs. Littleton read a letter from her husband Joseph and herself in opposition to the sub-division, expressing several concerns about this potential sub-division. Mr. Baisch expressed concern about traffic parked cars, fire trucks and ambulance accessibility. Mrs. Drum questioned whether the two parcels of land ~~propo~~ proposed in the sub-division not being contiguous, are in, or can be in the same deed. Attorney Flynn requested that Atty. Cole, Jr. respond to Mr. & Mrs. Littleton's letter.

Public hearing ended.

REGULAR PLANNING BOARD MEETING

Old Business

1. Vogt/Lee sub-division request - Mr.'s Vogt and Lee supplied the Planning Board with survey maps for this proposed Major Sub-division on 2 Rod Road - Purchased from Floyd & Paul Sprague properties. Planning Board to review proposal and set up a public hearing as soon as possible.

New Business

Applications for sub-divisions

Regular Planning Board Meeting June 8, 1989 continued

1. Russell Cutshall - wants to sub-divide property on East Lake Road into two lots with a common driveway.

2. John and Kathryn Maksymiak want to make a major sub-division on Dinehart Road - six (6) lots, 10-15 acres each.

3. Michael Doyle as a representative for Vintner's International - applying for two (2) sub-divisions. Represented by Attorney Robert Cole Sr. A 135 acres to be sold to Dale Pederson

a. 135 acres to be sold to Dale Pederson

b. Vintner's International wants to retain Guest House and 2.06 acres on Middle Road. The rest to Michael Doyle.

The Planning Board advised that Mr. Doyle submit clean survey maps and deeds that clearly delineate 361 ± acres to be sold.

Planning Board cannot do any more with this application until survey maps and deeds are legally correct.

In the Dale Pederson transaction, Atty. Flynn is representing Mr. Pederson in the mortgage and purchasing of the parcel of land from Vintner's International.

When this sub-division application is reviewed at a public hearing, Mr. Flynn suggested that the Planning Board may want another Attorney to represent the Planning Board if we feel there may be opposition and need for objective council.

4. MacTaggart Property Sub-division Application - MacTaggart wants to add more property to the original sub-division application. Atty. Flynn advised that the Planning Board tell them to re-apply for a new sub-division.

5. The Planning Board will meet at 5 pm on June 13, 1989 to make an on-site inspection of the Scutt property that they wish to sub-divide.

Meeting adjourned at 10:30 p.m.

Respectively submitted,

Myrna T. Marshall

Myrna T. Marshall,
Acting Secretary

193 E Lake Road
Hammondsport NY 14840
June 8, 1989

Planning Board
Town of Urbana
Hammondsport NY 14840

To the Board

We fully support Joseph & Barbara Littleton's letter of opposition for the Glen and Martha Smith minor subdivision and would like to make the additional comments as below

- 1- There is insufficient level land for the required 9' x 23' parking space ~~required for the~~ the new lake front lot located adjacent to the Campbell property.
- 2- We would urge all of the board members to follow up on Mr Ellis' excellent suggestion to view this proposal in person - to realize exactly what we are in opposition too - especially on a summer weekend.
- 3- We endorse Mr Bausch's concerns as to traffic congestion as regards fire and ambulance service on that road.
- 4- Again I question whether (a) that property is indeed a single deed and (b) if a single lot - as the petition proposes - can be generated if the two parcels are non-contiguous. Shouldn't it be two lots?

Sincerely,

David & Nancy J. Duen

May 3, 1989

Town of Urbana Planning Board Meeting

Present:

Board Members, M. Marshall, Wm Venama, C. VanScoter, Atty Flynn

Absent: N. Ellis, M. Doherty, A. Chapman Code Enforcement Officer

Agenda:

1. Minutes of last meeting approved.
2. Mr. and Mrs Milford Gridley's application to subdivide their property and sell one lot. Planning Board approved this Public Hearing to be held June 8th 1989.
3. Michael Vogt and Michael Lee:
Application for a Major subdivision. Vogt and Lee are contemplating buying the land Paul and Floyd Sprague on the Two Rod Road. Planning Board advised Vogt and Lee that a survey must be completed and submitted to the Board before we can hold a Public Hearing on it. In spirit the Planning Board supports this venture.
formally approved this or
4. Glen and Martha Scutt:
Application for a minor subdivision on property East Lake. Attorney Robert E. Cole representing Mr. and Mrs. Scutt explained how the property can be subdivided to meet the Town of Urbana's requirements.

Lots A: will have 330 ft road frontage and contains approx. 2.09 acres.
Lots B: will have 250 ft. road frontage and contains approx. 2 acres.
Lots C: will have 350 ft road frontage and contains approx. 2 acres.

In regards to the lake frontage involved, Mr. Scoloreo will sell his 25' lake frontage to Mr. Noremile making his lake frontage 50' to meet Town of Urbana requirements. Mr. Scoloreo will own only the "A"-2.09 acre lot on the hillside. Lake frontage on lots "C" and "D", each containing 50' of lake front remain to be sold. For the purpose of presentation to be made at a June 8, 1989, Public Hearing, the revised plans for this subdivision were deemed acceptable.
5. Lilah States:
Application for a minor subdivision of property on Rt. 54 behind V. Kish property. Mrs. States wishes to sell small piece of property to Alta Bender, a neighbor, to enlarge Mrs. Bender's garden. Planning Board approved this subdivision. Public Hearing on it set June 8, 1989.

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May 3, 1989 Meeting

6. Advisory to Town of Urbana Zoning Board of Appeals concerning Robert Hooper request for a special-use permit for the property on Rt. 54 South that he purchased from Mr. and Mrs. Langendorfer of Bath. He plans to raze the present buildings and build a new ice cream stand on the property. Planning Board has no objection to this special use permit.
7. Kocker-Braid
Application for minor subdivision. The court case involved was not settled by today so it was dropped from consideration by Town of Urbana Planning Board. Also, both parties need to be involved in the application. Initially only Kockers' applied for the subdivision.
8. The June, July and August 1989 meetings of Town of Urbana Planning Board were changed to meet on the first Thursday of the month: June 8, 1989, July 6, 1989 and August 3, 1989.

Meeting adjourned at 9:00 P.M.

Respectfully submitted

Myrna Marshall

Myrna Marshall
Acting Secretary

Town of Urbana Planning Board April 5, 1989
Regular Meeting 7:05 P.M.

Members present: Wm Venema, C. Van Scoter, M. Doherty,
N. Ellis, M. Marshall.

A. Chapman and Attny. Flynn also present.

Meeting called to order by acting Pres. Wm. Venema
Minutes of last mtg. read & approved.

Adjenda:

Old Business -

1. Kocher - Baird sub-division matter -
no legal action has been taken yet.
tabled until 5/3/89 mtg. of this board.

2. Scutt sub-division - Attny. Flynn to
send a letter to ^{Attny.} Robert Cole about it.
tabled until 5/3/89 mtg. of this board.

New Business -

1. Frank Simon - request for sub-division
of 35.421 acres of land - on Telegraph Rd. & Rt. 16
When the necessary forms & procedures are
completed, the Planning Board approved this
sub-division

Public hearing to be held on 5/3/89.

Blawie -
of last meeting 4/5/89
should not be done

2. David Scofield - request ^{to the zoning board of Appeals} for special use permit to start a business on his property - Planning Board has no objection to this request and ~~request~~ ^{suggest} that Mr. Scofield be advised by the Z. B. of A. that his property be kept in a neat and orderly appearance and that it not become ~~be~~ a junk yard.

3. Planning Board went into Executive session at this point.

4. Executive session ended

Meeting adjourned @ 9:35 p.m.

Respectfully submitted,

Myma P. Marshall
Acting Secretary.

(W) Verema

March 2, 1989

Town Of Urbana Planning Board Minutes

Meeting brought to order by acting President William Venema

Present: William Venema, Norm Ellis, Clarence VanScoter, Myrna Marshall, Attorney Flynn, Arthur Chapman

Absent: Mardo Doherty

Minutes of last meeting approved as written.

Public Hearing: Richard Yartym, property on Route 54

Present: Mr. Yartym, Dorothy Marvin

Mrs. Marvin to comment that she felt the subdivision would be nice for the neighborhood. Dough McLaughlin called Mr. Venema to express dismay over present condition of this area. Hoped it could be cleaned up.

Public Hearing: Leslie States property

Present: Attonery Plaskov, Phyllis Whitaker

Attorney Plaskov representing Mr. States. Mrs. Whitaker asking questions about what property being sold. She had no objections to the subdivision.

Public Hearing: Robert Crooks property lots #2,3,7 on North Urbana Hill Road

Rick Hoad a neighbor wanted to know what was being sold. Had no objection to the subdivision. Planning Board approved this subdivision.

Public Hearing: Nicholas and Gertrude Merola property Lower East Lake Road.

Attorney R. Rossettie representing Merola was present

Attorney Flynn read a letter from Raymond E. Poehlein of 56 Potter Place, Fairport, New York 14450 expressing concerns. These concern are not the business of the Planning Board. Mr. Poehlein said he did not object to the subdivision.

Public Hearing : Kocher/Baird subdivision

Present: Attorney Plaskov representing Kochers

Planning Board decided to table any decision on this subdivision until the April meeting.

Since no further comments to be made the Public Hearings were closed.

Regular monthly meeting of the Town of Urbana Planning Board. Same people present as those at Public Hearing.

Agenda:

con't

I Review of the application for minor subdivision discussed at at the Public Hearings.

1. Nicholas & Gerturde Merola application for a minor subdivision. Planning Board unanimously agree to this.

The Planning Board unanimously agreed to the following:

2. Richard Yartym property in the business district of Route 54 providing that the present storage area lot is rendered free and clear of all present items stored thereon and that no further items be placed for storage thereon and further this should be accomplished by July 1, 1989 be a breach of their express condition, then any legal procedure, which may be applicable to obtaining a revocation of this subdivision approval, will be available to this Planning Board at all time.
3. Leslie States property subdivision, Planning Board approved this subdivision
4. Robert Crooks minor subdivision lots #2,3,4 on North Urbana Hill Road the Planning Board approved this subdivision
5. Kocher/Baird: noted in Public Hearing minutes that this is tabled until April 1989 meeting of this Board.

II Applications to Zoning Board of Appeals for Variance

Planning Boards recommendations as follows:

1. Penny Williams request to build a deck, 8ft or so above ground level, on the front of the cottage at 332 West Lake Road, Hammondsport. Planning Board recommends that this variance be denied because the deck would interfere with neighboring cottage's views of the lake.
2. Tim Tompkins: Sung Harbor application for variance to build ground level decking on the front and south end of Sun Harbor restaurant, and to place two movable wooden gazebos on the decks and one at the north end of the property; Planning Board recomem ends that this variance be granted with these conditions:
 1. The deck shall be at ground level and lower at the 1st story level of the building.
 2. The Gazebos be placed 15 ft.back from the high water line so that they do not interfere with the views of the neighboring properties to the north or south Snug Harbor.

Meeting adjourned at 9:25 P.M.

Respectfully submitted,


Myrna Marshall

February 1, 1989

Town of Urbana Planning Board Minutes

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

Present: Board Members: William Venema, Myrna Marshall, Norm Ellis, Clarence VanScoter, Atty. Flynn, Arthur Champman

Absent: Mardo Doherty

Minutes of last meeting approved as written.

Agenda:

1. Attorney Rossettie present representing Mr. & Mrs. Nicholas Merola who wish to buy a lot from Mr. & Mrs. Stanley Koezina on East Lake Road. This requires a minor sub-division application approval. The Board voted to accept the submitted sub-division application pending Public Hearing approval.

2. Frank Carlinea property has been checked out and okayed by Mr. Chapman.

3. Richard Yartym - application for minor sub-division in a business district. Mr. Yartym has now supplemented his original plans with a map showing three lots which meet the sub-division regulations. Planning Board approved this.

4. Robert Crooks - application for a sub-division of lots # 2, 3, and 7 on North Urbana Hill Road. Planning Board approved this application.

5. Public Hearing date set for March 2, 1989 at 7 p.m. for minor sub-division applications of :

Nicholas & Gertrude Merola
Kocher - Baird
States - Felderson
Richard Yartym
Robert Crooks

6. The March Planning Board meeting will be held following the above Public Hearings.

7. Attorney Flynn distributed copies of the proposed "Mobile Home and Mobile Home Parks Law".

8. Attorney Flynn directed William Venema to send a letter to Attorney Robert Cole Jr. concerning the Glen Scutt properties on the East Lake Road.

9. Meeting adjourned at 8:15 p.m

Respectfully submitted,

Myrna T. Marshall
Myrna T. Marshall, Acting Secretary

January 4, 1989

Town of Urbana Planning Board Minutes

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

Present:

Board Members: William Venema, Clarence VanScoter, Mardo Doherty, Myrna Marshall

Absent: Norm Ellis

Minutes of last meeting approved

Jim Presley at meeting representing Clark Speciality. Clark Speciality wants to buy acreage on Route 54 South to expand their business. Vintner's International owns property. Mr. Presley needs information from Town of Urbana necessary to comply with zoning regulations. Board told Mr. Presley that Vintner's International need to apply for a minor sub-division if they wish to sell a portion of the property they own on Route 54.

Kocker/Baird - West Lake Road, minor sub-division application. Planning Board will approve the new 2' property division line on the Kocker side if State regulations permit. Attorney Flynn is to check out the State Law.

Leslie States Property - Fish Hatchery Road wishes to sell house and lot to Russell J. Felderison. This is a sub-standard size lot. Not enough road frontage as per sub-division laws. Planning Board to approve this sub-division according to sub-division law 8_D page 30. Planning Board can do this because there are many other lots in that neighborhood of similar size. This one will not set a presentient in the neighborhood.

Mr. Chapman instructed to check the new Frank Carlinen, residence at 338 East Lake Road for compliance with fire laws.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,



Myrna T. Marshall
Acting Secretary