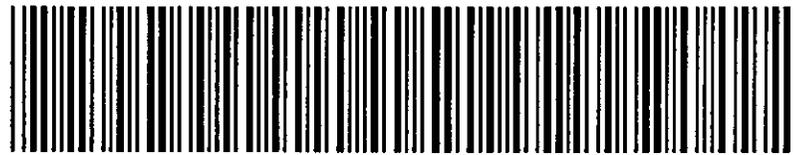


Planning Board



1991



TOWN OF URBANA PLANNING BOARD MEETING
OCTOBER 24, 1991

PRESENT: William Venema, Chairman
Myrna Marshall, Member
Margaret Doherty, Member
Robert Magee, Member
Brian C. Flynn, Attorney
Roberta L. Sparling, Secretary

ABSENT: Clarence VanScoter, Member

OTHERS PRESENT: David Pearce

The regular meeting was opened by Chairman Venema at 7:05 P.M.E.D.T.

A motion was Made by Margaret Doherty to accept the minutes of the September 18, 1991 meeting. This Motion was seconded by Robert Magee. All voted "AYE".

Under new business, David Pearce appeared and sought to discuss a preliminary application for a subdivision. He was advised by the Board that there was a Moratorium in effect and that they could not act on his application at this time, but that he could file an Appeal pursuant to the provisions of the Moratorium Law if he desired.

A lengthy discussion was held regarding the Bent Preliminary Plat Application and, based upon the Planning Board's discussion and review of the Environmental Assessment Form, it was the unanimous opinion of the Planning Board that this division of land would not have any significant environmental impact. Myrna Marshall made a Motion that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This Motion was seconded by Robert Magee. A Roll Call vote was taken:

- William Venema - Aye
- Myrna Marshall - Aye
- Robert Magee - Aye
- Margaret Doherty - Aye

Consistent with the foregoing procedures, Margaret Doherty made a motion to approve the Preliminary Plat Application, with conditions. This Motion was seconded by Myrna Marshall. Roll Call Vote Taken:

- William Venema - Aye
- Robert Magee - Aye
- Myrna Marshall - Aye
- Margaret Doherty - Aye

The Secretary was directed to send a letter to Attorney Sawyko informing him of the Planning Board's Decision.

Robert Magee made a Motion that Chairman Venema write a letter, on behalf of the

Planning Board, to Joseph Littleton, Chairman of the Zoning Board of Appeals, indicating to him that the Planning Board wished to review the new information regarding the David Bowes' Application. This motion was seconded by Myrna Marshall. All Voted "AYE".

The next meeting of the Planning Board will be held on November 7, 1991 and it will be a work session.

A Motion was made by Robert Magee to adjourn the meeting at 9:45 P.M.E.D.T. This motion was seconded by Margaret Doherty. All members voted "AYE".

APPROVED:

William Venema
WILLIAM VENEMA, CHAIRMAN

TOWN OF URBANA PLANNING BOARD MEETING
SEPTEMBER 18, 1991

PRESENT: William Venema, Chairman
Robert Magee, Member
Myrna Marshall, Member
Margaret Doherty, Member
Brian C. Flynn, Attorney
David Oliver, Code Enforcement Officer
Roberta L. Sparling, Secretary

ABSENT: Clarence VanScoter, Member

OTHERS PRESENT: Leon Sawyko, Attorney
Thomas Bent
Fran Pierce
Farnham Shaw
Karl Simonson
Charles Mashewske
Greg Learned
Mike Doyle
Clark Bacher
Phil Skidmore
Scott Valet
Gerald Donahue

The Public Hearing for the Minor Subdivision Application of Bully Hill Vineyards was opened at 7:00 P.M.E.D.T. by Chairman Venema.

Chairman Venema asked if there were any comments from members of the Public who were present. There being none, he closed the Public Hearing at 7:07 P.M.E.D.T.

The Public Hearing on the SMS Partners Minor Subdivision Application was opened at 7:09 P.M.E.D.T. by Chairman Venema.

Chairman Venema asked if there were any comments or questions from members of the Public who were present. Scott Valet asked to see the map and have the lots described. Karl Simonson was present, representing SMS Partners, and he described the lots. Mr. Gerald Donahue was present and asked several questions regarding the balance of the land and what happens if other parcels are sold and subdivided. Attorney Flynn advised him that that issue was not what the Planning Board was addressing this evening and asked Mr. Donahue if he was opposed to the application as it was for the three (3) lots. He said he did not oppose it. This Public Hearing was closed at 7:20 P.M.D.E.T.

Chairman Venema opened the Public Hearing on the Bent Major Subdivision Application at 7:21 P.M.E.D.T.

Attorney Leon Sawyko was present and advised the Board that his clients would like to move this application along. He explained that there was an access road to Lots

SEPTEMBER 18, 1991 (Continued)

1, 2 and 3 which was cut-in approximately two (2) years ago. That Lot 1 will have to have a house, if one is built, built on the other side of the road away from the lake, but that Lots 2 and 3 were okay to build by the lake. He further stated that they would get a clearance from DOT as to the State's right-of-way in that area of the property. Phil Skidmore asked if there was access to Lot 6 and Mr. Bent stated that, at the present time, there was no access to it but that he had been contacted by Dr. Lee about purchasing this lot. If Dr. Lee purchased this Lot, then there would be access to it through Dr. Lee's property as it borders same. He further stated that Lot 4 would be conveyed to his mother-in-law, that her land borders it and that this would provide access to it. Regarding Lot 5, his brother-in-law was interested in purchasing it and that would give him access to it. The Bent Public Hearing was closed at 7:47 P.M.E.D.T.

Chairman Venema opened the Regular Meeting at 7:55 P.M.E.D.T. A Motion was made by Robert Magee to accept the minutes of August 21, 1991. This Motion was seconded by Margaret Doherty. All voted "AYE".

Robert Magee advised the members that he had located some USGA Maps and would like to have a meeting in the very near future to review these maps.

A discussion was held regarding the Bully Hill Application and, based upon the Planning Board's discussion and review of the Environmental Assessment Form, it was the unanimous opinion of the Planning Board that this division of land would not have any significant environmental impact. Robert Magee made a Motion that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This Motion was seconded by Margaret Doherty. A Roll Call Vote was taken:

William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Margaret Doherty - Aye

Consistent with the foregoing procedures, Myrna Marshall made a Motion to approve this Minor Subdivision Application. This Motion was seconded by Margaret Doherty. A Roll Call Vote was taken:

William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Margaret Doherty - Aye

The Secretary was directed to send a letter to Bully Hill Vineyards informing them that their Application for a Minor Subdivision was approved.

The Application for a Minor Subdivision from SMS Partners was then reviewed. Based upon the Planning Board's discussion and review of the Environmental Assessment Form, it was the unanimous opinion of the Planning Board that this division of land would not have any significant environmental impact. A Motion was made by Myrna Marshall that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This Motion was seconded by Robert Magee. Roll Call Vote was taken:

William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Margaret Doherty - Aye

September 18, 1991 (Continued)

Consistent with the foregoing procedures, Robert Magee made a Motion to approve this Minor Subdivision Application. This motion was seconded by Myrna Marshall. Roll Call Vote was taken:

William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Margaret Doherty - Aye

The Secretary was directed to send a Letter to SMS Partners informing them that their Application for a Minor Subdivision was approved.

The Board held a lengthy discussion on the Bent Major Subdivision Application and then tabled the matter until the next meeting of the Planning Board to allow the members to review the situation further. The Board instructed Attorney Flynn to make a list of possible conditions which the Board might possibly consider during its continued review of and decision on this, as well as any other, subdivision applications.

The Board asked CEO David Oliver to submit his definition of Right-Of-Way for their review and discussion purposes.

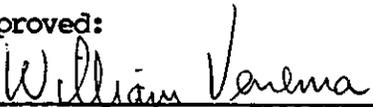
Attorney Flynn reported that he had contacted Mr. Peltz on the Clark Matter, that they had "missed" each other on phone calls and he assured the Board that he would be speaking to Mr. Peltz before the next meeting.

The Board held a lengthy discussion on the Bowes Application for a Variance. Based upon information they had before them, they felt they could not make any recommendation, that they need more information.

The next meeting of the Planning Board will be October 24, 1991 at 7:00 P.M.E.D.T. The Board will discuss the Bent Application for Major Subdivision and also will hold a work session.

A Motion was made by Myrna Marshall to adjourn at 10:30 P.M.E.D.T. This Motion was seconded by Margaret Doherty. All members voted "AYE".

Approved:



WILLIAM VENEMA, Chairman

TOWN OF URBANA PLANNING BOARD
SPECIAL AND REGULAR MEETING AUGUST 21, 1991

PRESENT: William Venema, Chairman
Robert Magee, Member
Clarence VanScoter, Member
Margaret Doherty, Member
Brian C. Flynn, Attorney
Roberta L. Sparling, Secretary

ABSENT: Myrna Marshall, Member

OTHERS PRESENT: Mr. Peter Landre, Director of Keuka Lake Watershed Project

Robert Magee introduced the speaker for the evening, Mr. Peter Landre. Mr. Landre, who has recently obtained his Masters Degree from Cornell University in Natural Resources Management, was invited by the Planning Board to speak to the Board on ways to develop a fair and objectively-based land use management plan for the purposes of directing future growth to meet the defined goals and objectives of the Town of Urbana. Mr. Landre presented a short slide presentation and gave the Board several handouts and described the types of soils in the Town.

The Regular Meeting was called to Order by Chairman Venema at 9:30 P.M.E.D.T. Margaret Doherty made motion to accept the minutes of August 8, 1991, seconded by Robert Magee. All voted "AYE".

A discussion was held regarding Stanley Clark's Condominium project. The Board asked Attorney Flynn to do some research on this and get back to them.

The Board held a discussion on the Bully Hill Appeal of Local Law 1 of the year 1991. Clarence VanScoter made a motion to grant the Appeal, seconded by Robert Magee. All voted "AYE". The Board then classified the application as a Minor Subdivision. A Public Hearing will be scheduled on September 18th, 1991 at 7:00 P.M.E.D.T. regarding this Minor Subdivision Application.

A discussion was held regarding SMS Partners Application for a Subdivision. Margaret Doherty made a motion to classify this application as a Minor Subdivision, seconded by Clarence VanScoter. All voted "AYE". This matter will be scheduled for a Public Hearing on September 18th, 1991 immediately following the Bully Hill Public Hearing.

After a lengthy discussion, Robert Magee made a Motion to DENY the Bent Appeal, on the bases that the financial loss of the sale and the traveling to the meetings do not constitute a hardship, seconded by Margaret Doherty. Roll Call vote taken:

Robert Magee - AYE
William Venema - AYE
Margaret Doherty - AYE
Clarence VanScoter - AYE

Mr. and Mrs. Bent have submitted a Preliminary Application for a Subdivision.

Motion was made by Margaret Doherty , seconded by Clarence VanScoter to classify this Application as a Major Subdivision. All voted "AYE". A Public Hearing will be scheduled on this Major Subdivision on September 18th, immediately following the SMS Public Hearing.

Motion was made by Clarence VanScoter to adjourn the meeting at 11:00 P.M.E.D.T. seconded by Margaret Doherty, all voted "AYE".

Approved:

William Venema
WILLIAM VENEMA, Chairman

TOWN OF URBANA PLANNING BOARD MEETING
AUGUST 8, 1991

PRESENT: William Venema, Chairman
Robert Magee, Member
Clarance VanScoter, Member
Myrna Marshall, Member
Margaret Doherty, Member
David Oliver, Code Enforcement Officer
Arthur Chapman, Code Enforcement Officer
Brian C. Flynn, Attorney
Roberta L. Sparling, Secretary

OTHERS PRESENT: Leon Sawyko, Esq.
Thomas and Alice Bent
Fran Pierce
Farnham Shaw
Ernest G. Peltz, Esq.
Stanley M. Clark

The Public Hearing on the Thomas Bent Appeal pursuant to the provisions of Local Law 1 of year 1991 was opened at 7:00 P.M. E.D.T. by Chairman Venema. Present and representing Mr. and Mrs. Bent was Attorney Leon Sawyko from Rochester, New York. He stated that he was there to present the appeal for the Bents. He advised the Planning Board that there were 2 potential buyers for the lots within the proposed subdivision but that they were presently "on hold". He stated that the Bents had negotiated with these buyers in April and were then not aware that they had to apply for a subdivision approval. An additional consideration advanced was that the Bent's reside in New Jersey and it is a long way for them to come to appear at our hearings. The Bents have 3 developable lots that are shown on a 1926 map which is filed in the Steuben County Clerk's Office, a copy was shown to the Board and a copy of the Bent proposed subdivision map was presented and reviewed by the Board. The Board requested that Mr. Bent supply them with a copy of the deed, which he said he would do. Mr. Bent's Attorney further stated that they would put lots in conformity with the Law of the Town of Urbana; that they would move the lines on the map to make the three lots conform. They asked if the Moratorium would be extended and the Chairman advised them that at this time they did not know. This Public Hearing was closed at 7:30 P.M.E.D.T.

The Public Hearing regarding the Bully Hill Appeal pursuant to the provisions of Local Law 1 of year 1991 was opened at 7:33 P.M.E.D.T. by Chairman Venema. Present from Bully Hill was Greg Learned. He stated that for certain liability exposure reasons they want to isolate the winery complex from the Vineyard Property as the grapes grown there are valuable. He was requested to submit a survey map of the entire area showing the full 229 acres with the 3 acres to be excepted therefrom. This Public Hearing was closed at 7:45 P.M.E.D.T.

The Regular Meeting was opened at 7:46 P.M.E.D.T. by Chairman Venema. A Motion was made by Margaret Doherty to approve the minutes of the May 1, 1991 meeting and seconded by Clarence VanScoter. All voted "Aye".

Under Old Business Attorney Ernest G. Peltz and Stanley M. Clark were present to advise the Board of the changes in the proposed Condominium project of Mr. Clark's. They want to have 48 units instead of the original 60 units. They also advised the Board that they had purchased an additional piece of property for this project; that the waste treatment design was approved, as much as it could be at this stage, by the DEC; that there will not be any effect on the waters flowing into Keuka Lake because the waste treatment facility will be located at a great distance up the hill and so the Engineers and DEC have stated that this facility will not be an "eyesore" to the public since it will be located out of the public's view.

There was discussion with Arthur Chapman about State requirements for height and footage of buildings. The Board requested that Mr. Clark provide them with cross section of maps of the project and that there should be submitted by the August 21st meeting as the Board is meeting with people from Cornell University on that date.

Mr. Farnham Shaw was there representing SMS Partners who have recently purchased the Gold Seal Property. They would like to separate the Winery and 6 acres from the remainder of the acreage. They are looking into ways of disposing of the building; possibly they might donate the building to a not-for-profit organization. (This area DOES NOT INCLUDE LAKE FRONTAGE.) After the Board rejected any consideration of the subdivision application previously submitted to it by SMS Partners, Mr. Shaw was advised that they could submit a written appeal of Local Law 1 of the year 1991, pay the \$75.00 filing fee and file this with the Board which would then schedule a Public Hearing..

Robert Magee advised the Board that a professor from Cornell University will be here on August 21st, at 7:00 P.M.E.D.T. to meet with them to discuss the questions that the Board needs answered regarding the land area in the Town of Urbana. He will show things that he has done for different areas.

A Motion was made by Myrna Marshall to have Chairman Venema author a letter to the Town Supervisor to extend the Moratorium for another five (5) Months. This Motion was seconded by Margaret Doherty, all voted "Aye".

The Board agreed to defer making any decisions on the Bent and Bully Hill Appeals until August 21st., 1991, immediately following their discussions with the professor from Cornell University.

A motion was made by Margaret Doherty to adjourn the meeting at 9:20 P.M.E.D.T., seconded by Myrna Marshall. All voted "Aye".

Approved:



William Venema, Chairman

TOWN OF URBANA PLANNING BOARD MEETING
MAY 1, 1991

PRESENT: William Venema, Chairman
Myrna Marshall, Member
Robert Magee, Member
Clarence VanScoter, Member
Margaret Doherty, Member
Arthur Chapman, Code Enforcement Officer
Brian C. Flynn, Attorney
Roberta L. Sparling, Secretary

Others Present: Mrs. Fran Pearce
Mr. Thomas Bent
Mr. and Mrs. Ralph Ginacursio

Chairman Venema opened the regular meeting at 7:03 P.M.E.D.T. A Motion was made by Clarence VanScoter to approve the minutes of the March 27th, joint meeting with the Village of Hammondsport Planning Board and this motion was seconded by Myrna Marshall. All voted "AYE".

Robert Magee made a motion to approve the minutes of April 3, 1991 and this motion was seconded by Myrna Marshall. All voted "AYE".

Under Old Business Chairman Venema reminded the Board Members that the proposed Camper Law was given to the Town Board Members and that he wished each Planning Board Member attend the Town Board Meeting on May 13th, 1991.

Robert Magee said that he would have the proposed Timber Harvest Law ready by mid-day on Friday, May 3, 1991.

Robert Magee stated that the letter to the Town Board regarding the complaints and concerns of the Code Enforcement Officer will be finalized and ready for presentation to the Town Board on May 13th, 1991 and that he would put each Board Member's name on the letter.

Attorney Flynn suggested that the Board's letter include the matter that was to go before the ZBA which never had a subdivision approval prior to the Application for Zoning Permit.

Attorney Flynn asked the Board if they could change their meeting night from Wednesday to Thursday during the months of June, July and August. Robert Magee made a Motion to change their meeting night from Wednesday to Thursday for the months June, July and August and this Motion was seconded by Myrna Marshall. All Members voted "AYE".

Under "New Business" Mr. Thomas Bent was present and expressed his concerns about his Subdivision Application for property on West Lake Road. After a lengthy discussion the Board informed Mr. Bent that they would send him a written denial and return his application and check to him because of the moratorium legislation in the

Town of Urbana which states no applications for subdivision approval shall be accepted or considered by the Planning Board for a period of five (5) months subsequent to March 14, 1991. The Board further informed Mr. Bent that he has the right to request that an exception or variance from this legislation should be made in his situation.

Mr. Ralph Giancursio was present. He wishes to purchase one of the lots from Mr. Bent. He had made an application for a Zoning Permit which the Code Enforcement Officer accepted and turned down. The Code Enforcement Officer stated to Mr. Giancursio and the Board that he thought that the Bent Subdivision had been approved a few years ago and that is why he never questioned the ownership of the property. Mr. Giancursio asked the CEO why his application had been denied and the CEO stated it was because of the set-back dimensions from the road and the lake. Upon further review of the file, Mr. Giancursio showed that he had allowed for the proper setbacks in his sketch. The CEO said if Mr. Giancursio met the setbacks that were required by the Town of Urbana Zoning Law then he would go and measure the area for himself and that, after Mr. Bent got his subdivision approval, he would then consider the Building Permit Application.

Chairman Venema thanked the people for coming. Myrna Marshall made a motion to reject the Bent Subdivision Application and this motion was seconded by Clarence VanScoter. All voted "AYE".

Margaret Doherty made a motion to adjourn the meeting at 9:40 P.M.E.S.T. and this motion was seconded by Myrna Marshall. All members voted "AYE".

The next regular meeting of the Planning Board will be held on June 6, 1991.

APPROVED:


WILLIAM VENEMA, Chairman

TOWN OF URBANA PLANNING BOARD MEETING
APRIL 3, 1991

PRESENT: William Venema, Chairman
Myrna Marshall, Member
Robert Magee, Member
Clarence Van Scoter, Member
Art Chapman, Code Enforcement Officer
Brian C. Flynn, Attorney
Roberta L. Sparling, Recording Secretary

Absent: Margaret Doherty, Member

Others Present: Mr. and Mrs. Milton Stiles
Mike Vogt
Dick Falvey
Mr. Johnson

The Public Hearing for the Minor Subdivision Application of Milton Stiles was opened at 7:00 P.M.E.D.T. by Chairman Venema.

Chairman Venema asked if there were any objections from the public who were present and, there being none, he closed the Public Hearing at 7:08 P.M.E.D.T.

Chairman Venema opened the Regular Meeting at 7:09 P.M.E.D.T. A motion was made by Myrna Marshall to approve the minutes of the February 27th, 1991 meeting and this motion was seconded by Robert Magee. All members voted "AYE".

The Application for a Minor Subdivision submitted by Milton Stiles, was then reviewed. Based upon the Planning Board's discussion and review of the Environmental Assessment Form, it was the unanimous opinion of the Planning Board that this division of land would not have any significant environmental impact. Robert Magee made a motion that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This motion was seconded by Myrna Marshall. Roll Call Vote was taken:

William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Clarence VanScoter - Aye

Consistent with the foregoing procedures, Myrna Marshall made motion to approve this Minor Subdivision Application. This motion was seconded by Clarence VanScoter. Roll Call Vote was taken: William Venema - Aye
Myrna Marshall - Aye
Robert Magee - Aye
Clarence VanScoter - Aye

The Secretary was directed to send letter to Mr. Stiles informing him that his Application for a Minor Subdivision was approved.

April 3, 1991 Minutes Continued

Mr. Falvey expressed his concern to the Planning Board that they take some form of action to come up with a Local Law regarding rules and regulations on Logging in the Town of Urbana. Chairman Venema informed Mr. Falvey that the Planning Board is working on such a Local Law.

Chairman Venema stated that there would be a work session every Wednesday Nite at 7:00 P.M.E.D.T. for the next few weeks.

The next regular meeting of the Planning Board will be held at 7:00 P.M.E.D.T. on May 1, 1991.

Robert Magee made a motion to adjourn the regular meeting at 7:30 P.M.E.D.T. and go into their "work session". This motion was seconded by Clarence Van Scoter. All Members voted "AYE."

APPROVED:

William Venema

WILLIAM VENEMA, Chairman

TOWN OF URBANA AND VILLAGE OF HAMMONDSPORT
JOINT PLANNING BOARD MEETING
MARCH 27, 1991

PRESENT: William Venema, Chairman Town of Urbana Planning Board
Robert Magee, Member
Myrna Marshall, Member
Roberta Sparling, Recording Secretary
Brian Flynn, Attorney
Albert Clarke, Chairman Village of Hammondsport Planning Board
John Jensen, Member
Douglas MaCabe, Member
John Hosier, Member
Edward Vought, Member
Debra Pearce, Recording Secretary

ABSENT: Clarence Van Scoter, Member Town of Urbana Planning Board
Margaret Doherty, Member, Town of Urbana Planning Board

OTHERS PRESENT: Ernest Peltz, Attorney
Stanley Clark
Dennis Fagan, Fagan Engineers
John Seymore, Fagan Engineers
Fred McAllister
David Pearce, Architect
Constance Moorehouse, Town of Urbana Supervisor
Arthur Chapman, Code Enforcement Officer

This Joint meeting was called to Order by Chairman William Venema at 7:05 P.M.E.S.T. Attorney Peltz advised the Boards that this meeting was so that Mr. Clark could explain his proposed Condominium project which would be situate between the Bully Hill Road and Middle Road in the Town of Urbana.

Attorney Peltz showed to the Boards a proposed picture of the project as well as blueprints of proposed condos. This project will consist of 48 units and will be situate to look over the lake. Attorney Peltz further presented to the Board a sketch of lands owned by Mrs. Ted Para which Mr. Clark is presently purchasing so that on this property he can have his waste water facility. He further stated that the Para property had been examined by engineers and DEC and that everything passes very well and it would be a matter of placement and design.

Attorney Peltz presented to Attorney Flynn the Site Development Approval Form and Attorney Flynn will make copies for all board members.

This project will be within walking distance of the Village of Hammondsport and they would use Village Water and further that he has checked and the Village has the capacity to handle this project. It would take approximately 11 months to complete the condominiums and the Waste Water Facility and the cost is approximately \$5,000,000.00. Attorney Peltz further stated that there is a large main still on Mr. Clark's property which is not too far away from the proposed condo site and he felt that it could be used for the water line.

Al Clarke asked how much a head would be needed to get water there and Attorney Peltz stated that he had looked at it and it appeared the Village could handle the project. If not, it would not be a village cost but a developers cost.

March 27, 1991 Meeting Continued

Mr. Seymore from Fagan Engineers stated that the Waste Water Facility is a new Anaerobic system, that the waste is 95% pure before being pumped to septic tanks. This is the most modern one and it is totally self contained. He further stated that they had installed several around Keuka Lake in the last few years and that the Planning Board Members could go and look at them. This system will require some pumping probably every 3-4 years or so.

Al Clarke stated that when the Village goes outside of its limits to provide water a Water District has to be formed or you petition the Town to have that piece of land annexed to the Village so water can be supplied there.

Attorney Peltz stated that these 48 units would house 86 people. Some units would be 1 bedroom, some 2 bedrooms and some 3 bedrooms. That these units would be set into the hill and blend very well with it. That the degree of slope is 10/20 feet and at the water waste treatment unit would be 10 feet.

It was asked what the balance of the land being purchased from Mrs. Para would be for and it was stated that it would be used for additional water waste units if Mr. Clark decided to put more condos up.

Attorney Peltz stated that they have no present plans to expand.

Dennis Fagan advised the board members that this project could not exceed 48 units as regulations get much stricter if more than that and that the DEC and Health Department would approve the Septic Facility.

Al Clarke stated that he feels drainage should be looked into to be sure that it meets regulations because of runoff down the hill towards the lake and the village. Dennis Fagan advised that this will all be addressed in SEQRA.

Mr. Clark stated that the approximate cost per unit when completed would be 1 bedroom \$100,000.00; 2/3 bedroom unit \$200,000.00. There would be no restrictions on people living there but mostly retired ones. As for access to lake they would rent boat slips and have access to lake, no plans for beach privileges.

David Pearce stated that the preliminary drawings were done without any site survey and that he is licensed in Massachusetts and New York State. He also stated that there would have to be a civil engineer team to check on the drainoff and wash during construction. Dennis Fagan stated that he was in on the 5 Mile Point project done in Town of Otsego, also known as Glimmer Glass Condos and they had an Erosion Control Plan there.

It was stated that each unit would have 5 or 6 leach fields and they would be 60 feet long and that there has been preliminary investigations done and site inspections for the Waste Water facilities. That there is parking provided under the units for the residents, there would be a parking lot for the overflow and that there would be road entrances/exists from the Middle Road and Bully Hill Road to give access to the units.

It was stated by David Pearce that the outside of the condos would be clapboard and a darker color would be used so they would blend in with the hillside.

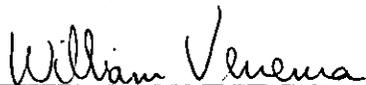
March 27, 1991 Meeting Continued

Attorney Flynn asked if Hunt Engineers were still involved in this project. Mr. Clark stated that at this point they are evaluating this project to determine its feasibility before they make a definite decision on which engineers to use.

Attorney Peltz thanked the Boards for letting them have the concept meeting and that they are interested in the Boards opinions.

This meeting was adjourned at 8:15 P.M. E.S.T. by Chairman Venema.

APPROVED:



WILLIAM VENEMA, CHAIRMAN

TOWN OF URBANA PLANNING BOARD MEETING
FEBRUARY 27, 1991

PRESENT: William Venema, Chairman
Robert Magee, Member
Myrna Marshall, Member
Brian C. Flynn, Attorney
Roberta L. Sparling, Recording Secretary

ABSENT: Clarence Van Scoter, Member
Margaret Doherty, Member

OTHERS PRESENT: David Pearce
Robert Pearce
William Coppard
Mr. and Mrs. Milton Stiles
Mike Vogt

The Public Hearing regarding the Major Subdivision Application of David Pearce, Robert Pearce and William Coppard was opened at 7:10 P.M.E.S.T. by Chairman Venema. There was no one from the Public to speak regarding this matter and nothing had been received by phone or mail on this Major Subdivision Application. Attorney Flynn suggested that the applicants have their surveyor include on the survey map the whole area and include Lot 5 which would make a cleaner record for the Planning Board and the Public. David Pearce stated that he would provide the Planning Board with a map showing all 5 lots. This Public Hearing was closed at 7:17 P.M.E.S.T.

The Public Hearing regarding the Major Subdivision Application of Robert Crooks was opened at 7:18 P.M.E.S.T. There was no one present from the Public to speak regarding this Major Subdivision Application and the Chairman had not received any phone calls or correspondence regarding this matter. This Public Hearing was closed at 7:20 P.M.E.S.T.

The Regular Meeting of the Planning Board was opened at 7:21 P.M.E.S.T. by Chairman Venema. A motion was made by Robert Magee to approve the minutes of the January 13, 1991, meeting. This motion was seconded by Myrna Marshall. All members voted "AYE".

A Preliminary Hearing was held regarding the Minor Subdivision Application of Mr. and Mrs. Milton Stiles. The application and survey map are to be amended from 2 lots to 3 lots and resubmitted to the Planning Board. The Planning Board will schedule a Public Hearing on this application. Attorney Flynn advised the Planning Board members that he has been retained by the Buyers of the property from Mr. and Mrs. Stiles and would recuse himself from rendering any legal opinions herein.

The Application for a Major Subdivision submitted by Pearce, Pearce and Coppard, was then reviewed. Based upon the Planning Board's discussions and review of the Environmental Assessment Form, it was the unanimous opinion of the

Planning Board that this division of 180 acres into five separate lots would not have any significant environmental impact. Myrna Marshall made a motion that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This Motion was seconded by Robert Magee. Roll Call Vote was taken: William Venema - Aye

Robert Magee - Aye

Myrna Marshall - Aye

The Planning Board also required that these Applicants must first furnish another Survey Map showing all five (5) lots. The Chairman of the Planning Board was authorized to sign the survey map. Consistent with the foregoing requirements and procedures, Myrna Marshall then made a Motion to approve this Subdivision Application. This motion was seconded by Robert Magee. Roll Call Vote was taken:

William Venema - Aye

Robert Magee - Aye

Myrna Marshall - Aye

The application for a major subdivision submitted by Robert Crooks was reviewed. Based upon the Planning Board's discussions and review of the Environmental Assessment Form, it was the unanimous opinion of the Planning Board that this application would not have any significant environmental impact. Robert Magee made a motion that the Planning Board place in its file a written Notice of Determination of Non-Significance (Negative Declaration) and that distribution of copies thereof should be made to the appropriate agencies. This motion was seconded by Myrna Marshall. Roll Call vote was taken:

William Venema - Aye

Robert Magee - Aye

Myrna Marshall - Aye

The Chairman of the Planning Board was authorized to sign the survey map. Consistent with the foregoing requirements and procedures, Myrna Marshall then made a Motion to approve this Subdivision Application. This Motion was seconded by Robert Magee. Roll Call Vote Taken: William Venema - Aye

Myrna Marshall - Aye

Robert Magee - Aye

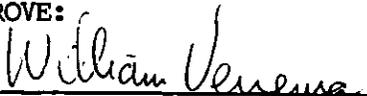
The Planning Board will meet on March 6, 1991, for a "work session" on the Camper Trailer Law and the Tree Cutting Law.

On March 11, 1991 the Planning Board Members will attend the Town of Urbana Board Meeting and present to them for their examination the Camper Trailer Law and the Tree Cutting Law.

Chairman Venema has been advised that Stanley Clark and his attorney would like to make a presentation to both the Town of Urbana Planning Board and the Village of Hammondspoint Planning Board. A joint meeting was scheduled for March 27, 1991 at 7:00 P.M. Chairman Venema will write a letter on the appropriate stationery to Attorney Peltz advising him of the date and time.

A motion was made by Myrna Marshall to adjourn the meeting at 9:00 P.M.E.S.T. and this was seconded by Robert Magee. All voted "AYE".

APPROVE:



WILLIAM VENEMA, Chairman

TOWN OF URBANA PLANNING BOARD MEETING
JANUARY 16, 1991

PRESENT: William Venema, Chairman
Clarence Van Scoter, Member
Robert Magee, Member
Myrna Marshall, Member
Margaret Doherty, Member
Brian C. Flynn, Attorney
Arthur Chapman, Code Enforcement Officer
Roberta L. Sparling, Recording Secretary

OTHERS PRESENT: Mr. Joseph Farris
Mr. David Pearce
Mr. Paul Zidel
Mr. Robert Pearce
Mr. William Coppard

The Public Hearing regarding the Minor Subdivision Application of Joseph and Lucille Farris was opened at 7:00 P.M.E.S.T. by Chairman Venema. Mr. Farris spoke on his own behalf and Attorney Flynn asked Mr. Farris if he had been given the Environmental Assessment Form to complete regarding his application. He stated that he had not received a copy and Attorney Flynn gave him a copy. Mr. Farris stated that he would complete the form and return it to the Planning Board. Mr. Paul Zidel, who is a neighbor of Mr. and Mrs. Farris, stated that he had no objection to their application for a Minor Subdivision. This Public Hearing was closed at 7:17 P.M.E.S.T.

The regular meeting of the Planning Board was opened at 7:18 P.M.E.S.T. by Chairman Venema. Robert Magee made a motion to approve the minutes of the December 12, 1990 meeting and this was seconded by Margaret Doherty. All members voted "AYE".

The Planning Board will instruct the Town Clerk that when she gives out an application for a subdivision she is also to give the applicant a copy of the Environmental Assessment Form. Attorney Flynn will provide the Town Clerk with a copy of said form.

A discussion was held regarding the Preliminary Hearing on the Robert Crooks Major Subdivision. Robert Magee made a motion to schedule this matter for a Public Hearing in February and this motion was seconded by Clarence Van Scoter. All members voted "AYE".

Mr. David Pearce asked the Planning Board if there was anything further required of them regarding their application for a Major Subdivision. There were several questions regarding the Environmental Assessment Form and Mr. Pearce agreed to meet with Robert Magee to go over the EAF form. Upon receipt of the corrected EAF form the Planning Board will schedule this application for a Public Hearing in February. Mr. Pearce and Mr. Magee will meet on January 17th at 10:00 A.M. at Mr. Magee's residence.

Mr. Joseph Farris completed his EAF form and turned it in to the Board. After reviewing it a motion was made by Robert Magee and Seconded by Clarence Van Scoter to approve the Minor Subdivision

application and have Attorney Flynn prepare the Negative Declaration form and file it. All members voted "AYE".

The next meeting of the Planning Board will be at 7:00 P.M. on February 27th, 1991. At that time there will be Public Hearing held on Robert Crooks application for a Major Subdivision and also on the Pearce, Pearce and Coppard application for a Major Subdivision of five (5) parcels of land.

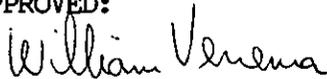
All members reviewed the Variance Application from Guy Devaux. Chairman Venema will send a letter to the Zoning Board of Appeals expressing to them that the Planning Board recommended that the relief requested by Mr. Devaux be DENIED.

A proposed "Moratorium Law" was passed out to the Board Members for their review. If there are any changes desired by any member he/she is to contact Attorney Flynn. There was a short discussion held regarding this proposed Local Law. The Planning Board will attend the February 11, 1991, meeting of the Urbana Town Board to present this proposed "Moratorium Law".

Code Enforcement Officer Chapman reported to the Board that Mr. Yartym had failed to clear the property and that he will send him a letter. Regarding Mr. Miller the CEO wrote up a Violation on this matter but he recited the wrong section and the matter was dismissed by the Court. He has not pursued it any further but will prepare another Violation. Regarding David Bauer and the proposed Trailer Park, he has done nothing on this and, because time has expired, Mr. Bauer will have to submit another application if he is still interested in pursuing his project.

Motion was made by Myrna Marshall to adjourn the meeting at 8:45 P.M.E.S.T., seconded by Margaret Doherty. All voted AYE.

APPROVED:



William Venema, Chairman