

Planning Board



2003



**Town of Urbana
Planning Board Minutes
December 17, 03**

Board Present: Robert Magee Chairman
Randy Robinson Board Member
Betty Fitzpatrick Board Member
Paul Martuscello Board Member
Jim Duggan Board Member
Dave Oliver CEO
Carly McConnell Recoding Secretary

Public Present: Wayne Holly
Ron O'brien
Charmaine & Patrice Demay

Public Hearing: Opened 7:09PM

Ronald O'Brien (1333 Mountain View Circle, Pine City, NY) and Joyce Hill (3618 Woodholme Dr., Jarrettsville, Maryland) Minor Subdivision #2003-077. Property owners are Ronald O'brien and Joyce Hill. Minor subdivision of 9.426 acre parcel into (1) 5.012 acre parcel and (1) 4.414 acre parcel located at 10034 West Lake Rd, Hammondsport. Ronald O'brien was present. Application is complete and contains:

1. Copy of notice of Public Hearing in Corning Leader
2. Exhibit A2 – Receipt for \$70
3. Exhibit A6 – Deed
4. Note from Assistant Town Clerk, questioning the math on the acreage.
5. Copies of letter to adjoining property owners
6. Exhibit A3 – List of adjoining property owners with addresses
7. Correspondence between Board and applicant
8. CEO Report
9. SEQR Short Form
10. Exhibit A7 – Paid School tax
11. Exhibit A8 – Sketch Map
12. Exhibit A11 – written narrative
13. Letter (dated Dec 12, 03) from Joyce Hill, indicating that in her absence Ron O'brien can represent her in this matter.

Board Questions/Concerns:

1. In regards to the letter about the acreage, the survey shows 4 parcels instead of 2? - Dave Oliver, spoke with McConnell & Muller and noted that they will need a letter from the Board indicating the Board's request for the survey to show only 2 parcels.
2. Applicant is going to retain parcel 2 to build a year round cottage. At preliminary review it was concluded that all bulk requirements were meet.
3. Parcels are located in 2 zoning districts. Property on East side of Route 54A is in Keuka Lake Residential and the other is located in agriculture.

Public Questions/Concerns: None

Paul made a motion to adjourn the Public Hearing, seconded by Paul.

Public Hearing Closed 7:20PM

Special Meeting: Opened 7:21PM

1. Old Business:

a. Subdivision:

i. O'Brien/Hill Minor Subdivision Application #2003-077.

1. SERQ Completed
2. Jim made a motion to declare a minor subdivision and seconded by Betty. Roll Call: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.
3. Findings:
 - a. Application is complete
 - b. Meets all area & bulk requirements in the districts the parcels reside in.
 - c. No negative comment at Public Hearing
 - d. Meets all State & local requirements
 - e. Meets the Comprehensive Plan
4. Betty made a motion to accept findings. Seconded by Jim. Roll Call: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.
5. It is the determination of the planning Board that the minor subdivision application of Ron O'Brien and Joyce Hill meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Bob Magee make a motion based on the findings to approve the Ron O'brien and Joyce Hill subdivision as submitted, contingent upon the surveyor updating the survey by showing 2 parcels instead of 4. Seconded by Jim. Roll Call: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.

2. Concept Review:

a. Wayne Holly Application #2003-076. Applicant provided additional submissions as requested by Board.

i. Board Questions/Concerns:

1. DOT Permit; did they put any spec requirements in writing? Mr. Holly – Jody Allen conferred with them on site.
2. Did you contact Terry Deback on the septic? Mr. Holly – No, contacted Department of Health.

3. The lake has uniform watershed requirements that require a permit from Terry Debuck. Any new or change in use would require a new quick permit. Mr. Holly – I am making the assumption that was all taken care of by previous owner. Board advised applicant to contact Terry Debuck.
 4. The Board received memos from the CEO's and Building Department with the following questions:
 - a. Plan from Jody Allen indicated additional materials of over 700 cu. yds. Town Code requires anything over 500 cu. yds has to have Town approval before an excavation permit can be issued.
 - b. Questions regarding what specific trees will be removed.
 - c. Building inspector would like to see a plan with the location of the future building.
 - d. Actual Elevation
 - e. Slope
 5. CEO, Oliver provided pictures of the location and noted areas of concerns.
 6. Bob made a motion to move to full site plan review with a generalized location of future cottage. Seconded by Randy. Roll Call: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.
 7. The Board provided Mr. Holly with a Site Plan Review Check List.
3. Site Plan Concept Review:
- a. Patrice Demay Application #2003-078. Board received memo from CEO, Rethmel, stating the original application has been changed and old building permit does not cover the new changes and this is a completely new application and nothing from old application should be used. Proposed project is a driveway to Route 54 and to clean the area up around the proposed driveway. Existing use of the future driveway location is abandoned field with brush. The narrative adds a building addition on the back of the winery. The application needs to be updated to reflect the addition. The new addition would be a steel building and would not be seen from the road. It would be attached to the existing building. Use would be for storage of mostly case goods. The new roofline will be lower than the existing. Access is going to be from the existing building with no outside access.
 - b. Board Questions/Concerns:
 - i. Have you checked on any State or local requirements regarding distance between buildings? Mr. Demay – I have not, but still have permit for retail building. Wood structures have to

- separate by 50'. Steel can be together. Board – You will need to check with Terry Debuck.
- ii. Concrete floor? Mr. Demay – Yes.
 - iii. Time frame of construction of building? Mr. Demay – Would like to start March or April and it would take about 2 or 3 weeks.
 - iv. Wiring? Mr. Demay – Minimal
 - v. Why is the building listed as a temporary building? Mr. Demay – It is bolted to the concrete pad. Would like to keep it that way, so in the future a cellar could be built.
 - vi. Heating? Mr. Demay – Yes, heated coil in the concrete floors and looking into putting in 2 solar panels in the roof.
 - vii. Do you have natural gas? Mr. Demay – It is available, but have not hooked up. The gas lines run on both roads.
 - viii. Are you on the new water line? Mr. Demay – Yes, it will be available.
 - ix. Drain hooked to septic? Mr. Demay – Septic right next to it.
 - x. Fire door required? Applicant will need to talk to Terry Debuck.
 - xi. CEO, Oliver provided pictures of the proposed driveway site.
 - xii. Would the sign on Route 54 be moved? Mr. Demay – DOT suggested relocating the sign.
 - xiii. Saving the trees that are there? Mr. Demay – Would like to put in an orchard at some point.
 - xiv. Area near old house needs to be cleaned up.
 - xv. Vineyard being taken out? Mr. Demay – Yes and will replant. These vineyards do not have any value to me and will replant viniferas.
 - xvi. Traffic concerns down Route 54 and making left hand turn. Mr. Demay – Jim McNamara from DOT and guy from Albany looked at the site and suggested to move the sign up Route 54 on edge of property and have a warning sign to give people time to brake.
 - xvii. Why do you only have information on one side of sign? Mr. Demay – Was not allowed to put information on both sides of sign. Signage is really hurting us and have asked Mr. Rethmel about small signage. Board – Signs in that district can be 100 sq. ft. and certain height above ground with information on both sides.
 - xviii. Any local permits for small triangle sign at intersection of Fish Hatchery & Pleasant Valley Rd. Mr. Demay – No, DOT suggested I should do that.
 - xix. A complete revised sign law has been done, but not passed. When this sign law is passed it would solve the applicants problems and would allow off premise signs for directional purpose.

- xx. How would you benefit from a drive off Route 54? Mr. Demay – It would increase business by 40%. When you give directions via Fish Hatchery Road it is confusing to customers and is not well marked. If signage is not there, people will not look for your business. Easier for us. If winery is ¼ mile off a main road, tourism is 50% less. With the water line going in, it may cause a problem with the Town closing the road.
- xxi. How is it more advantages to access your winery off Route 54, rather than well placed signage to Fish Hatchery driveway? Mr. Demay – It is a lot easier to have people put an address with a State Route.
- xxii. Concerns regarding that in the past a written statement was made calling a drive off Route 54 traitorous. Mr. Demay – I know that Dominic said that only because neighbors did not want them there and was trying to be accommodating. Spoke with DOT and they said it was a matter of how far the Town's liability goes. Board – Will contact Flynn.
- c. Randy made a motion to move to full site plan review with a list of concerns and issues to applicant. Seconded by Jim. Roll Call: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.

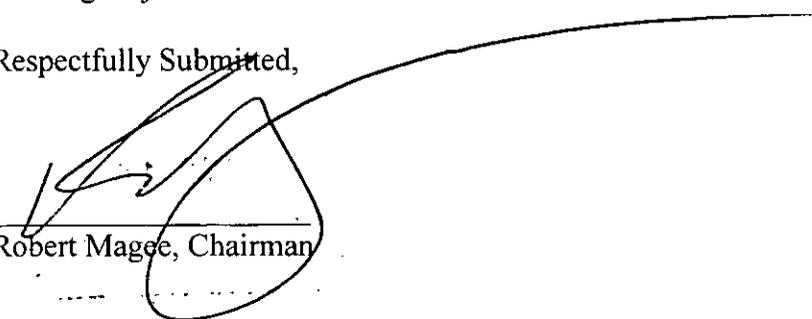
4. Minutes:

- a. Minutes were reviewed from August 26, 03. Betty made a motion to approve as amended. Seconded by Bob and minutes were approved.
- b. Minutes were reviewed from September 9, 03. Jim made a motion to approve as submitted. Seconded by Bob and minutes were approved.
- c. Minutes were reviewed from November 4, 03. Bob made a motion to approve as amended. Seconded by Betty and minutes were approved.
- d. Minutes were reviewed from December 2, 03. Bob made a motion to approve as amended. Seconded by Paul and minutes were approved.

Bob made a motion to adjourn. Seconded by Betty and all were in favor.

Meeting Adjourned 1020PM

Respectfully Submitted,



Robert Magee, Chairman

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**Town of Urbana
Planning Board Minutes
December 2, 03**

Board Present:	Robert Magee	Chairman
	Betty Fitzpatrick	Board Member
	Randy Robinson	Board Member
	Paul Martuscello	Board Member
	Dave Oliver	CEO
	Brian Flynn	Attorney
	Carly McConnell	Recording Secretary
Public Present:	Joyce Hill	Ron O'Brien
	Darwin Kaplin	Marge Kaplin
	Wayne Holly	Judy Holly
	Ed Sahrle	Roberta Sahrle
	Pete Nye	

Regular Meeting: Opened 7:03PM

1. Old Business:

a. Preliminary Site Plan Review:

- i. Jody Holly Application #2003-076. Applicant/owner is Wayne & Jody Holly of 2991 Ruth Mendon Rd, Honeoye Falls, NY. Proposed property location is at 11096 West Lake Rd, Hammondsport, NY. The proposed project is a driveway for a future cottage building project. Applicant stated that he has meet with the DOT and they would like to move the entrance to the drive towards the north. Applicant spoke with Mr. McNamary from the DOT, who stated the application is in the process of being approved. Mr. Holly requested the Board to waive a full site plan review, until the cottage project is proposed. Applicant stated the septic has already been approved.

Board Questions/Concerns (with responses from Mr. Holly were applicable):

- a. What will the finished surface of the drive be? Mr. Holly – At this point it will be gravel, but will do pavement if better.
- b. How will you keep construction debris from going into the lake? Mr. Holly – Silt fencing.
- c. How much soil will be disrupted and moved? Mr. Holly – Do not know, but all will remain on the site.
- d. Contractor? Mr. Holly – Mike Morehouse.
- e. Can someone give an amount of earth that will be moved? Mr. Holly – Do not know. Board – Suggested he contact Jody Allen and ask her to submit something in writing to the Board.

- f. Are the only trees that will be disrupted in the driveway path? Mr. Holly – Yes.
- g. The Board requested the applicant to ask Jody if she feels in her opinion, if the amount of soil being disrupted requires a SPEDES Permit.
- h. DOT Permit has to be sent to the Board.
- i. Who is your Attorney? Mr. Holly- Bill Kreinenberg on the closing of the property.

The Board discussed Mr. Holly's request to waive further review. Bob made a motion to consider incomplete this time until we receive information regarding DOT Permit, regrade and if a SPEDES Permit is required. Seconded by Betty. Roll Call Vote: Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.

2. New Business:

a. Other Information:

- i. Thomas Forester: Mr. Thomas Forester's neighbors Ed & Roberta Sahrle and Pete Nye were present (the were present to get an update). A stop work order was issued and Mr. Debuck gave Mr. Forester an application. The Board has not received an application from the applicant.

Public Questions/Concerns (with responses were applicable):

- 1. Mr. Sahrle – Mr. Forester was required with in 10 days to have paper work turned in. Board- If Mr. Forester did not respond to CEO, Rethmel; we believe he will be issued a warrant. Our Board can only respond to an application.
- 2. Mr. Sahrle- If in 3 months no application, what do I do with the steps on my property. Board – Stay in contact with Mr. Rethmel and ask for updates. This is going to be a long process. The stop work order says he needs a permit.
- 3. Mr. Sahrle- What if Tom say he does not need a permit, then what happens? Board – The stop work order says he needs a permit and CEO, Rethmel has been on vacation.
- 4. Mr. Sahrle- Can I be notified of the next meeting? Board – Yes.

- ii. Patrice Demay: Applicant was not present.

b. Subdivision:

- i. O'Brien/Hill Application 2003-077. Owners of record are Ronald O'Brien and Joyce Hill. Brent Hill is not an owner of record on the deed; therefore cannot apply for the subdivision. Application has been modified to show the applicants/owners are Ronald O'Brien and Joyce Hill of 3618 Woodholme Drive, Jarrettsville, MD. Proposed subdivision is located at 10034 West Lake Rd., Hammondsport. The proposed project is to divide the approximant 8.50 acres to (1) 5.012 acre lot (2) 4.414 acre lot. CEO, Oliver noted that both properties have the minimum amount on lakeside for square footage. Parcel A (Hammondsport side) has existing

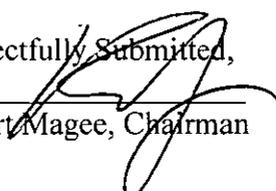
cottage and other has mobile home that will be removed and not be replaced. A culvert is between both properties and will remain with the Parcel A. Applicant has plans for cottage on Parcel B and New York State has already approved the septic. Debuck has the plans for the cottage and the New York State septic approval. Bob made a motion to declare this project a minor subdivision. Seconded by Randy and all was in favor. Applicant was given in writing sketch map requirements. Applicant is still required to have:

- a. Copy of Deed
 - b. SEQR
 - c. 5 copies of survey.
- ii. Darwin Kaplin Application 2003-079. Applicant/owner is Darwin Kaplin of 6844 Tuckahoe Rd., Williamson, NY. The proposed location of subdivision is located at 7666 Bean Station Rd, Hammondsport, NY. Tax map number is 075.00-02-025.14. The proposed project is to divide the total 10 acre lots into (1) 5.00 acre lot (2) 5.00 acre lot. Purpose of subdivision is to sell 5 acres. Existing land restrictions are no campgrounds or RV parks. Proposed easements would be no mobile home park. The applicant will keep the lot with no new improvements on. The other lot will be sold and proposed structure will be a modular home and with a full basement. Betty made a motion to declare this project a minor subdivision and seconded by Paul. All was in favor. Applicant was given in writing sketch map requirements.
- c. Update from Attorney:
- i. Griminzo's: Decision has been made in favor of Planning Board.
 - ii. Lin Hough: Appealing judgment by Judge Kressley. Marvin Rethmel is filing for the appeal.
 - iii. Attorney requested a work session with Planning Board.

Bob made a motion to adjourn. Seconded by Betty and all were in favor.

Meeting Adjourned 9:10PM

Respectfully Submitted,


Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
November 4, 03**

Board Present:	Robert Magee	Chairman
	Betty Fitzpatrick	Board Member
	Randy Robinson	Board Member
	Paul Martuscello	Board Member
	Jim Duggan	Board Member
	Carly McConnell	Recording Secretary
Public Present:	William Madigan	Edward Sahrle
	Pete Nye	Jaime Go
	Scott Wilkins	

Public Hearing: Opened 7:05PM

Scott Wilkins Minor Subdivision Application #2003-074. Owner/applicant is Scott Wilkins of 271 East Lake Rd, Hammondsport. Minor subdivision of a 63.85 acre parcel of land into (1) 5.181 acre parcel (2) 5.365 acre parcel (3) 25.339 acre parcel (4) 27.966 acre parcel of land located at 7913 County Route 13, Bath, NY. Applicant, Scott Wilkins was present at meeting.

File Contains:

1. Notice of Publication of Public Hearing in Corning Leader
2. Complete Application
3. Sketch Maps
4. CEO Reports
5. Paid property tax receipt
6. SEQR Short Form
7. Copies of deed
8. Several copies of survey

Board Questions/Concerns (with responses from Mr. Wilkins):

1. The Clerk had several calls stating the change of ownership has already taken place. Mr. Wilkins – No, the closing has not gone through. They were given early entry. The subdivision is need for purpose of mortgage. The bank is doing one part and I will be financing the other part.
2. Parcel 4, has a deeded right away to parcel 2 (to give access to parcel 2). Parcel 2 also has 495' of road frontage on Soft Water Creek Road.

Public Questions/Concerns:

None

Public Hearing Closed 7:12PM

Regular Meeting: Opened 7:15PM

1. Subdivision:

- a. Brent & Joyce Hill Application #2003-077. Applicant not present; will notify Clerk to contact applicant.
2. Other Information:
 - a. Edward Sahrle has contacted the Board requesting a full site plan review on a project. Mr. Sahrle neighbor (across the road) have begun building stairs on a 3' right away between his property and Pete Nye's. The neighbor has a 3' easement (right away) on Mr. Sahrle's property allowing him by deed to access a moored boat in the water. It was originally put in the deed in 1940. Judge Bradstreet has issued a temporary stop work order on this project. Mr. Magee was contacted by Attorney Flynn, who recommended Mr. Sahrle and Mr. Nye to contact CEO, Rethmel and ask him to put a stop work order on the project until the application process is done.
3. Old Business:
 - a. Scott Wilkins Minor Subdivision Application #2003-074. Board reviewed the application and declared a minor subdivision at previous meeting.
 - i. Short Form SEQR – Completed. Bob made a motion to declare an unlisted action for purpose of SEQR.
 - ii. Findings:
 1. Application is complete
 2. Meets Local & State requirements
 3. No negative comment at Public Hearing
 4. 50' wide right away on parcel 4 for accessing parcel 2
 5. Parcel 2 has 495' road frontage on Soft Water Creek Rd.
 - iii. Jim made a motion to approve findings. Seconded by Paul. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye, Martuscello-aye.
 - iv. It is the determination of the Planning Board, based on the findings that the minor subdivision application of Scott Wilkins meets the requirements of subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Paul make a motion to approve the Scott Wilkins subdivision as submitted and instruct the Chairman to sign and stamp the survey.
4. Minutes:
 - a. The Board will be provided with additional copies of the minutes from August 26 and September 9; and will review at another meeting.
 - b. Minutes were reviewed from September 16, 03. Jim made a motion to approve as submitted. Seconded by Bob and minutes were approved.
 - c. Minutes were reviewed from October 7, 03. Bob made a motion to approve as submitted. Seconded by Jim and minutes were approved.

Paul made a motion to adjourn. Seconded by Randy and all were in favor.

Meeting Adjourned 8:15PM

Respectfully Submitted,



Robert Magee, Chairman

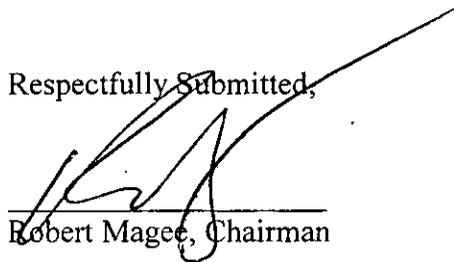
**Town of Urbana
Planning Board Minutes
October 7, 2003**

Board Present: Robert Magee Chairman
Betty Fitzpatrick Board Member
Carly McConnell Recording Secretary

Public Present: Wayne Holly

Chairman declared no quorum present and recessed meeting until a later date.

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
September 16, 03**

Board Present	Robert Magee	Chairman
	Jim Duggan	Board Member
	Randy Robinson	Board Member
	Betty Fitzpatrick	Board Member
	Carly McConnell	Recording Secretary

Meeting Reopened from September 9, 03 Meeting: 7:05PM

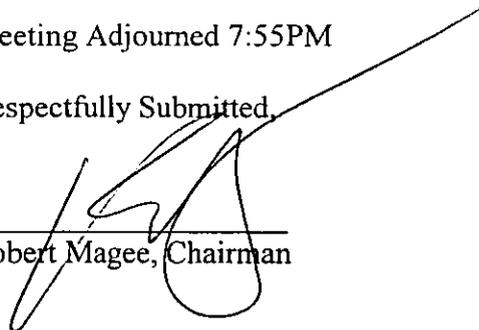
1. Minutes:

- a. Minutes were reviewed from July 8, 03. Bob made a motion to approve minutes as amended. Betty seconded and minutes were approved.
- b. Minutes were reviewed from July 15, 03. Jim made a motion to approve minutes as amended. Bob seconded and minutes were approved.
- c. Minutes were reviewed from Aug 5, 03. Randy made a motion to approve minutes as amended. Jim seconded and minutes were approved.

Bob made a motion to adjourn. Seconded by Jim and all were in favor.

Meeting Adjourned 7:55PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
September 9, 03**

Board Present	Robert Magee	Chairman
	Jim Duggan	Board Member
	Randy Robinson	Board Member
	Betty Fitzpatrick	Board Member
	Carly McConnell	Recording Secretary
	Marvin Rethmel	CEO
	Dave Oliver	CEO
Public Present	Scott Wilkins	

Regular Meeting: Opened 7:05PM

1. New Business:

a. Concept Review:

- i. Ed Stull Application #2003-075. Proposed project a second story addition on the existing 14'X24' addition located at 9028 West Lake Road. The application for the original addition received a variance from the ZBA. Bob made a motion to waive further review and seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

b. Subdivision:

- i. Scott Wilkins Subdivision Application #2003-074. Applicant/Owner is Scott Wilkins of 271 East Lake Rd, Hammondsport. Property location is 7913 County Route 13, Bath, NY. Mr. Wilkins originally applied for a major subdivision. On Aug 26, 03 Mr. Wilkins amended original application to a minor subdivision. The proposed subdivision is to divide the total 64 acres into 1.) 27.927 2.) 25.339 3.) 5.365 4.) 5.181 acre lots. Lot 4 will have a deeded right of way to lot 1. A small portion of lot 1 is located in the Town of Wheeler. Applicant amended application on Sep 9, 03 to reflect the same parcel numbers on application and sketch map. Randy made a motion to declare this project a minor subdivision. Seconded by Jim and all were in favor. Randy made a motion to declare and unlisted action on SEQR. Seconded by Betty and all were in favor.

2. Old Business:

a. Decision & Findings:

- a. David & Kasi Long Application Site Plan Review and Special Use Permit Application #2003-029: Has been completed and in file.

- b. Dr. Lin Site Plan Review Application #2003-031: Board held discussion regarding Site Plan Review. Bob relayed conversations he had with the DEC and the Office of General Services. Both indicated the Planning Board has no local jurisdiction in the absence of local ordinances governing docks and boathouses. Bob made a motion to notify Dr. Lin that his project is out of our jurisdiction. Seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.
- c. Gary McDaniels Site Plan Review and Special Use Permit Application #2003-016. Proposed project is a tire sales business at 7303 County Rt. 89, Bath, NY. The business would be located at Martin Cornish's residence. The Board held a lengthy discussion.
 - i. Site Plan Review:
 1. I, Jim make a motion based upon the information and analysis on SEQR short form and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts and provide on attachments as necessary, the reasons for supporting this determination. Seconded by Bob. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye
 2. Findings:
 - a. Application is complete
 - b. No negative comment at Public Hearing
 - c. Submissions that were requested were turned in
 - d. Questions raised with SEQR were in regards to tire storage. Applicant at a previous meeting indicated the tires would be cut and store them until he had a dump truck full and then hauled away.
 - e. M239 referral from County, decision based on Board's conclusion.
 - f. Area is zoned agriculture and is residential in character.
 - g. Town Board adopted Comprehensive Plan that indicates this type of business operation is better suited away from a residential area.
 - h. There are several auto related businesses near by that the Town has been trying to clean up for years.
 - i. Concerns have been raised regarding automotive services in residential areas of the Town.
 - j. Pending violations on this property, regarding junk cars and automotive parts.
 3. Betty made a motion to accept the findings. Seconded by Bob. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.
 4. It is the determination of the Planning Board that the Site Plan Review application of Gary McDaniels meets the requirements of Site Plan Review with sufficient

compliance as to be granted status for consideration of approval or disapproval. I, Bob made a motion based upon the findings for the Site Plan Review application to be denied as submitted. Seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

ii. Special Use Permit

1. Findings:

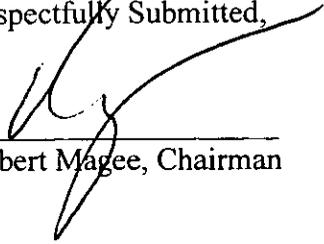
- a. Application is complete
 - b. No negative comment at Public Hearing
 - c. Submissions requested turned in
 - d. Questions raised w/SEQR were in regards to tire storage. Applicant indicated he would cut tires and store them until he had a dump truck full and then hauled away.
 - e. M239 referral from County, decision based on Board's conclusion.
 - f. Area is zoned agriculture and is residential in character.
 - g. Town Board adopted Comprehensive Plan that indicates this type of business operation is better suited away from a residential area.
 - h. There are several auto related businesses near by that the Town has been trying to clean up for years.
 - i. Concerns have been raised regarding automotive services in residential areas of the Town.
 - j. Pending violations on this property, regarding junk cars and automotive parts.
2. Bob made a motion to approve the findings. Seconded by Betty. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Robinson-aye.
3. It is the determination of the Planning Board that the Special Use Permit application of Gary McDaniels meets the requirements of Special Use Permit with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Bob make a motion based upon the findings for the Specials Use Permit application to be denied as submitted. Seconded by Randy. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

3. Executive Session:

- a. Jim made a motion at 8:55pm to move to executive session to discuss litigation pending this Board. Seconded by Randy. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.
- b. Jim made a motion at 10:26pm to leave executive session. Seconded by Betty. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

Bob made a motion based upon the late hour to recess the meeting until September 16, 03
at 7PM. Seconded by Jim.
Recessed at 10:35PM

Respectfully Submitted,



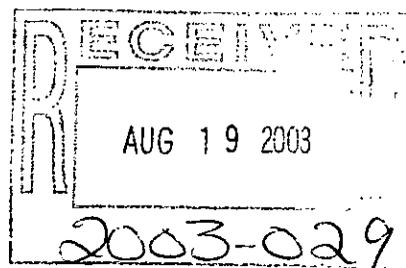
Robert Magee, Chairman

August 19, 2003

To: Town of Urbana Planning Board

From: Kasi and David Long

RE: Permit Application # 2003-29



The following should clarify the questions you have brought to our attention on our permit application.

Driveway Access:

Our decision on the driveway, as well as the recommendation from DOT would be for Driveway Plan 2 to be used in our plan. Attached is a copy of our contractors specifics on this project. Scott Kolo Excavating will be doing this work.

The DOT has been working on our permit and has the pertinent information they will need to issue our permit. I would expect this permit to be issued soon. The person I am dealing with is out on Vacation for a few days. **I am asking the planning board that this permit be a condition of our approval instead of holding up your decision for the project.** I feel that the permit should be granted by the time a decision has been reached by the board. I realize if the planning board approved our application, but the DOT permit is denied for any reason, we would not be able to go forward with the project.

We will be seeking a right of way from Floyd Long (David's father) to access the driveway plan 2. He is in complete agreement to this plan, see attached letter. On this issue, **I ask also that this be a condition of your decision, not hold up the approval.** I am not sure the length of time it will take to complete this paperwork for this right of way. I also do not feel it is necessary for you to require this before you have approved the application as it will be an expense of about \$ 300-800 to complete. I do not need the right of way if you do not approve my site plan. I do not want to spend the money at this time if it is not even necessary to own a right of way. Paperwork for the right of way will be underway just as soon as we get your ok. Our attorney had told us that we can start our driveway on Floyd's property before the right of way is in place, as we are both in agreement to the project.

Utility Easements:

I have a letter from Corning Natural Gas giving us the OK to put our driveway over the existing gas main that runs along our property on Route 54. I do not expect to need any further permits or easements from the utility companies. We have been in touch with NYSEG and they have told us we can build up to 10' away from the existing electric poles. Also they will be handling the removal of the trees that could interfere with the pole located near our building site. Our contractor will contact NY Call before you Dig once the project has been approved.

Watershed Permits:

* Terry DeBuck has forwarded a letter from the Town of Urbana Watershed Dept. to confirm we are not in need of a Permit at this time.

Construction Schedule:

Once we have approval we expect to begin construction right away as bad weather is creeping up on us quickly. David will be building the pole barn by himself. The anticipated completion time will be approximately 2 months. If we have our approval by the end of August, and have no difficulties during construction, we would expect to open our business between Oct. 31 to Nov. 15 of 2003. We have turned in our building plans to the building inspector for a permit if our planning board review is approved.

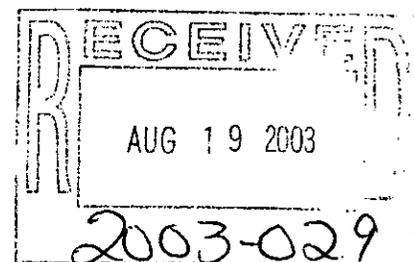
Sign:

The only permanent sign I may use at this time will be a 2'x6' sign on the northern end of the building. Pictures attached to this letter. I have also attached a picture of the tentative labeling on the mailbox, which I am not sure constitutes a sign. The flag will be up only during our open hours. I have included both signs in my sign permit application just in case. Please note: a sign application was checked on our original permit application. I have filled in the appropriate spaces on that application. However, the application states a 3'x6' sign, when it will only be 2'x6', or 12 square feet.

I believe this completes the information you need to make your decision on this project. I am asking that a decision be made on or before August 30th, 2003, with the above mentioned conditions to be considered on the DOT permit and Right-of-way. After this date, I do not believe we will be able to complete the necessary building work before winter. We also have to give our commitment to the Rhino Linings company if we are going through with this, as they would require us to attend a training that is scheduled September 10th in California. If you are missing anything at all for this approval I would appreciate notification **as soon as possible**, so I can get this to the board for a timely decision. I would like to be notified immediately if you can not give us an approval with out the DOT permit already issued so I can press them to get it out sooner.

I feel we have been very complete with our information and would expect to hear from you soon. I am a little discouraged that this information could not have been asked for at the public hearing, not almost two weeks later. Had more than one member looked over our information before the meeting, these questions could have been addressed, and I could have had this information in to the board sooner.

Regards,
Kasi and David Long



**Town of Urbana
Planning Board Minutes
August 26, 2003**

Board Members:	Bob Magee	Chairman
	Randy Robinson	Board Member
	Betty Fitzpatrick	Board Member
	Marlyn Curtis	Alternate Board Member
	Dave Oliver	CEO
	Carly McConnell	Recording Secretary
Public Present:	Carol Lind	Jack Lind
	Wes Potter	John Webster
	Bev Webster	Kasi Long
	Dr. Lin	

Public Hearing: Opened 7:03PM

Dr. Lin Application #2003-031. Owner is Dr. Lin of 993 East Lake Rd, Hammondsport NY. Applicant is Wes Potter, 7090 Wagner Hill Rd, Bath, NY. Proposed project is a boathouse for year round boat storage.

Application is complete and contains:

1. Affidavit and request for publication with the Corning Leader
2. Drawings on proposed project
3. SEQR
4. Notice to adjoining property owners
5. Receipt marked paid
6. Sketch drawings
7. Blue prints
8. Document indicating Mr. Potter can represent the applicant on this matter.
9. Additional drawings with dimensions were submitted.

Mr. Potter indicated the boathouse would be on the Hammondsport side, were the existing covered boatlift is. The boathouse would be located 15' from the property line. If it were placed on the other side it would have to be placed 9' from the property line.

Board Questions/Concerns (with responses were applicable)

1. The Board has discussed the line of sight for the neighbors.
2. How far into the lake can the owner build? Mr. Potter – Not exceeding the length of existing docks.
3. Are the set backs met? Mr. Potter-Yes
4. What is the maximum height of the structure? Mr. Potter – According to the drawing 15'.
5. How high is the existing covered lift? Mr. Potter – Close to 10'

Public Questions/Concerns (with responses were applicable).

1. Mr. Lind – How high does the DEC permit you to build above the high water mark, does the 15' exceed above the high water mark and what is this high water mark level? CEO, Oliver – The high water mark is 715.15'. Mr. Magee – Generally the Board does not have this information readily available, but the building department does. DEC does have regulations regarding docks, no occupancy over water.
2. Mr. Lind – The building can be 730' above seawater correct? Mr. Magee – Yes.
3. Mrs. Lind – How high compared to a house? Dr. Lin – Not even as high as first level basement.
4. Mr. Webster – Drawings indicated 13' above water level. I live in a cove, building a solid wall will exclude any view to the north that my property has. The portable lift is 9' from the property and the new one will go the entire length of my own 55' dock. Do not want anything there; a compromise would be to build the structure back (north end of property), for more of a view.
5. Dr. Lin – If you choose to stand behind the building you will lose view. The impact is minimal. Building on Webster's side it would be located 15' from the boundary or 8 ½' on the other side. Think that is too crowded on the other side. Blocks Webster's view, but it is minimal.
6. Board – Mr. Potter has indicated that the 8 ½ pitch can be lowered to 4 ½. The Board asked Mr. Webster if the concern is for the visual impact and not the height but how far it sticks out into the lake? Mr. Webster – General visual impact and solid sides.
7. Board – The Board asked Dr. Lin if using the north most location is do able? Dr. Lin – That would pose some visual impact for neighbors. Boatlift has been at the same location (proposed location for boathouse) for 10 years and is seasonal. It is same as what was there before and cannot see why it cannot be done.
8. Board – Can modifications be made to move back towards the shoreline? Mr. Potter – To do that the existing dock cannot be used with out moving it.
9. Board – Board asked Mr. Webster that in his opinion; could the boathouse be built to minimize the view and would windows address your issues? Mr. Webster – Possible when the boat is all the way up the sides would be open. Windows might depends on size and clarity.
10. Dr. Lin – Even if built like a pavilion it would still block the view. In my opinion boat is blocking my view when standing on my deck. We will build close to shore as much as possible to compromise.
11. Board – Is this going to be used for anything other than boat storage? Dr. Lin – No, other than life jackets.
12. Mr. Lind – Concern is a generic concern for boathouses on the lake and has not seen any on the lake that would enhance the adjoining property owners. It saves winter storage from being out side or in a lift all winter. But would hate to see boathouse after boathouse on the lake.
13. Board – The Town has completed a Comprehensive Plan that will result in new zoning regulations; they are drafting zoning regarding boathouse restrictions.

14. Dr. Lin – When Dr. Colverson build his pavilion did he have a permit and I did not get a chance to come to a public hearing. Board – The current polcies of the Town that are written give some discretion in the field to the building officer or CEO. By a matter of policy (started 1 ½ to 2 years ago) all projects on the lake require a Site Plan Review; due to problems and concerns about projects on the lake. A request for site plan can be made on any project. CEO, Oliver – Culverson's got a ZBA for a roof.
15. Dr. Lin – The boatlift has been there for 10 years and would like to stand by that. Would compromise with directions from the Town Planning Board.
16. Mr. Lind – I agree with Mr. Webster. Could it go further back and sit on the sea wall? Dr. Lin – There still has to be a frame of some sort.
17. Board – What is the water depth at the sea wall? Mr. Potter – 3'.
18. Board – Could you build back into the yard and use part of the sea wall? Dr. Lin – That would make the project 3 times as expensive.

Public Hearing Closed 7:50PM

Special Meeting: Opened 7:55pm

1. CEO, Oliver Report:

- a. Scott Wilkins Subdivision will be on the agenda for next month.
- b. Lance Locey – CEO, Oliver spoke with him about everything on the property. Suggested moving the RV and for him to contact the Board with possible changes. Bob had noted that he has received 3 phone calls (the same day) regarding concern for the property. Also, Lance was granted 6 spaces, in which were to hold 1 item per space. The storage in the back yard was open for future change. The Board stated that a notice of violation should be sent if the applicant does not remedy the situation.
- c. CEO, Reviewed Route 54; due to concerns from the public.
- d. Melanbacher Taffy – List of violations and getting an appearance ticket.
- e. Hough – Getting appearance ticket for boat storage/selling and for not put in a barrier between the storage units and Kwik Fill.
- f. Egresi – Getting appearance ticket for selling cars.
- g. Store 54 – Marvin has been in contact with the NYS Liquor Board.

2. Special Use Permit:

- a. Kasi Long Application #2003-029: Bob met with DOT regarding the driveway. Their engineer will make specific requirements to the applicant on the width of driveway; they will allow a 24' width. The Town Code requires a 25' and applicant is proposing a 12' single lane drive. Town Code 105-29 C2, 2 lines and each lane shall be 12' in width. Applicant has provided additional submission, regarding concerns raised at the Public Hearing (please refer to the attached letter for more information)

- i. Driveway Access: DOT is working on the permit. Applicants are seeking a right a way from Floyd Long. Applicant asked that these two issues be conditions upon approval and not to hold up the approval.
 - ii. Utility Easements: File has been updated. The Board asking applicant to advise Corning Natural Gas that this project is for a business.
 - iii. Watershed Permit: Terry Debuck has forwarded a letter to confirm a permit is not needed at this time.
 - iv. Construction Schedule: Start construction upon approval. David Long will do the construction and would anticipated completion time in approximately 2 months.
 - v. Sign: The only permanent sign at this time will be a 2' x 6' sign on the northern end of the building. The Board will need to approve.
 - b. Board Questions/Concerns
 - i. How many spots at would be required for parking? CEO, Rethmel – 4
 - ii. Lighting? Mrs. Long – 2 lights on end
 - c. I, Betty make a motion based upon the information and analysis on SEQR short form and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts and provide on attachments as necessary, the reasons for supporting this determination. Seconded by Bob. Roll Call Vote: Magee-aye, Robinson-aye, Fitzpatrick-aye, Curtis-aye.
 - d. Findings:
 - i. Application Complete
 - ii. M239 Referral – Defers to local jurisdiction
 - iii. Meets local requirements
 - iv. Updated documents will be submitted by applicant
 - v. Short form SEQR provided
 - vi. No negative comment a Public Hearing
 - vii. Ingress and Egress have been addressed
 - viii. Project zoned agricultural use.
 - e. It is the determination of the Planning Board that the Special Use Permit application of David & Kasi Long meets the requirements of Special Use Permit with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Betty make a motion based upon the findings for the Special Use Permit application to be approved based upon the findings. Seconded by Randy. Roll Call Vote: Magee-aye, Robinson-aye, Fitzpatrick-aye, Curtis-aye.
3. Site Plan Review:
 - a. Site Plan Check List:
 - i. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing. – Yes
 - ii. North arrow, scale, and date. – Yes

- iii. Boundaries of the property plotted to scale. – Yes
- iv. Existing buildings. – None
 - v. Grading and drainage plan, showing existing and proposed contours, bedrock outcrops, depth to bedrock, soil characteristics, and watercourses. – Grading is not going to be altered; except driveway. Contractor supplied estimate of grading and amount of fill.
- vi. Location, design, type of construction, proposed use and exterior dimensions of all buildings. – Supplied
- vii. Location, design, type of construction of all parking and truck loading areas, showing access and egress. – Supplied ingress/egress maybe required to be modified.
- viii. Provision for pedestrian access. – Non Applicable
- ix. Location of outdoor storage, if any. – Non Applicable
- x. Location, design, and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences. – Non-Applicable.
- xi. Description of the method of sewage disposal and location, design and construction materials of such facilities. – Letter from Watershed Inspector, none required at this time.
- xii. Description of the method of securing public water and location, design, and construction materials of such facilities. – None at this time
- xiii. The location of fire and other emergency zones, including the location of fire hydrants. - Emergency zones supplied by ingress and egress. No fire hydrants at this time.
- xiv. Location, design, and construction materials of all energy distribution facilities, including electrical, gas, and solar energy. – Non Applicable
- xv. Location, design, and type of construction of all signs. – Sign application and drawings supplied.
- xvi. Location and proposed development of all buffer areas, including existing vegetative cover. – Existing vegetative cover and woodland
- xvii. Location and design of all outdoor lighting facilities. – Two lights on the building
- xviii. Identification of the location and amount of building area proposed for retail sales or similar commercial activity. – Indicated on Site Plan map
- xix. A General landscaping plan and planting schedule. – Leave maximum amount of existing vegetative cover
- xx. An estimated project construction schedule. – Supplied
- xxi. Record of application for and status of all necessary permits or variances from other governmental bodies. – DOT application and letter to Corning Natural Gas

- xxii. Identification of any permits or variances from other governmental bodies required for the project's execution. – DOT, Site Plan and Special Use Permit
- xxiii. Other elements integral to the proposed development as may be considered necessary, in the particular case, by the Planning Board. - Modifications
 1. Application as identified as Plan 2 – Request applicant to put in writing than Plan 1 is with drawn.
 2. Define as truck bed lining business with retail truck accessories.
 3. Business name removed from mailbox flag
 4. Driveway has to meet Code 105-29 C2. Must be 2 lanes and total of 20' in width of improved surface (compacted gravel or blacktop) driving lanes not including any needed burm or shoulder.
 5. Parking within area shown on Site Plan, contain minimum of 4 spaces (9' x 19') clearly delineated with commonly acceptable curbers or dimensional lumber.
 6. Building lighting should not be set up to affect traffic on Route 54.
 7. Modification to driveway to width would require applicant to have updated letter from contractor, forwarded to the Planning Board.
- h. Conditions:
 - i. Applicant to forward final DOT approval to Town Clerk for inclusion in file.
 - ii. Business shall not commence operation, Certificate of Compliance or Certificate of Occupancy shall not be issued until Planning Board signs in writing that all conditions are met.
 - iii. Should proposed landscaping fall short of Town requirement, this issue maybe revisited at a future date.
- i. Findings
 - i. Application Complete
 - ii. M239 Referral – Defers to local jurisdiction
 - iii. Meets local requirements
 - iv. Updated documents will be submitted by applicant
 - v. Short form SEQR provided
 - vi. No negative comment a Public Hearing
 - vii. Ingress and Egress have been addressed
 - viii. Project zoned agricultural use and Special Use Permit has been approved.
- j. It is the determination of the Planning Board that the Site Plan Review application of David & Kasi Long meets the requirements of Site Plan Review with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Randy make a motion

based upon the findings and modifications for the Site Plan Review application to be approved based upon the findings. Seconded by Betty. Roll Call Vote: Magee-aye, Robinson-aye, Fitzpatrick-aye, Curtis-aye.

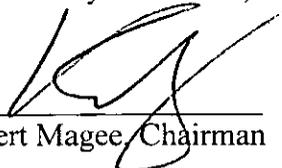
4. New Business:

- a. Ed Stull: Requesting purchase of property from Mr. Leonard Martin. Based upon Code I, Bob make a motion to waive minimum lot requirements in this flood plain district to allow Mr. Martin to sell the lot in entirety. Seconded by Marylyn. Roll Call Vote: Magee-aye, Robinson-aye, Fitzpatrick-aye, Curtis-aye.

Bob made a motion adjourn the meeting. Seconded by Betty

Meeting Adjourned 10:10PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
Aug 5, 03**

Board Present	Robert Magee	Chairman
	Jim Duggan	Board Member
	Randy Robinson	Board Member
	Betty Fitzpatrick	Board Member
	Marvin Rethmel	CEO
	Carly McConnell	Recording Secretary
Public Present	Gary McDaniels	
	Martin Cornish	
	Fernando Montes-Negret	
	Kasi Long	
	Richard Rahill	
	Wes Potter	
	Mim Chung Lin	
Melvin Goldman		

Public Hearing: Opened 7:01PM.

Melvin & Dorothee Goldman Subdivision Application #2003-032. Applicant/owner is Melvin & Dorothee Goldman of 8881 Cty Route 76, Hammondspport. Proposed subdivision is of the same address. Purpose is to divide the total 39.892 acres into 1.) 29.892 acre parcel and 2.) 10.00 acre parcel. Notification of publication in the Corning Leader in file. CEO, worksheet and report indicate application is complete. CEO, noted application and survey have parcel #'s reversed. Survey indicates parcel 1 of being 29.892 and parcel 2 of being 10.00 acre lots. Mr. Goldman will need to adjust application an initial and date change.

Board Questions/Concerns (with responses were applicable):

1. Any deed restrictions? Yes, minimum of 10 acres on any subdivision

Public Questions/Concerns (with responses were applicable):

None

Public Hearing Closed 7:07PM

Public Hearing: Opened 7:08PM

David & Kasi Long Site Plan Review and Special Use Permit Application #2003-029. Application/Owner is David & Kasi Long of 7948 Route 54, Hammondspport. Mr. & Mrs. Long have applied for Site Plan Review application pursuant to Section 88-4 A, B & C of the Town Code and a Special Use Permit application pursuant to Section 105-9 C (2) (V) to open a truck bed lining business. File contains a series of photos from the proposed site. Applicant has provided alternate driveway options.

Board Questions/Concerns (with responses were applicable from Kasi Long)

1. Which drive would you prefer? DOT has looked at both and they have a good site view from both. Drive 2 would be preferred.

2. Who is building? David Long
3. Any other type of sales and/or auto sales? Maybe truck accessories, but no auto repair.
4. Who is excavating? Scott Kolo or Ray Kolo, at building site and drive.
5. How much fill will be needed for drive 1 and 2? Do not know, but talked w/Scott Kolo who would say less than 500 cubic feet.
6. Your business will be located adjacent to your home, will a septic be needed? Not at this time; but maybe in the future.
7. Hours? By appointment mainly with some weekend hours.

Public Questions/Concerns (with responses were applicable):

1. Kasi Long
 - a. We have a few ideas for a sign, who approves? Sign is part of Site Plan, but it really isn't a major part of the process.
 - b. Can we waive any further review? No, that is normally addressed at concept review.
 - c. When will we have an answer regarding approval or disapproval? The longest it can take is 62 days.

Public Hearing Closed 7:25PM

Public Hearing: Opened 7:28PM

Gary McDaniels Site Plan & Special Use Permit Application #2003-016. Applicant is Gary McDaniels of 9182 Glenbrook Rd., Hammondsport, NY. The owner is Martin Cornish of 7303 Rt. 89, Bath NY 14810. The proposed project is for a tire changing shop in a residential garage. Mr. MacDaniels will be renting space out of Mr. Cornish's residential garage (at above address for Mr. Cornish). Sketch map indicates access off Brewer Rd. and not off Cty. Rt. 89. Existing land use is residential. File contains letter from Martin Cornish (property owner) for Mr. McDaniels to apply on his behalf. Board forwarded question to CEO, Rethmel about State requirements for tire storage. Narrative indicates the applicants plan is to sell and/or repair tires, new tires stored inside, vehicles serviced ASAP, 1 employee (applicant) and to dispose of tires by cutting out sidewalls and place in dump truck. When truck is filled they would be taken to the dump.

Board Questions/Concerns (with responses from Gary McDaniel's were applicable):

1. Can tires go to the dump as regular garbage? Yes
2. Size of dump truck and how many tires can it hold? It is a 1-ton dump truck that can hold 60 to 80 tires and take about 3 days to fill. Don't expect the tires to be there more than week.
3. Only tires and not auto repair? Yes, at this time
4. Any special requirements for a business under a residential area. Marvin responded by saying that the ceiling only has to be fire rated.
5. Process only done inside? Inside or outside
6. Balance and alignment? Only balance

Public Questions/Concerns (with responses were applicable)

None

Public Hearing Closed 7:36PM

Regular Meeting: Opened 7:37PM

1. Old Business

a. Subdivision

- i. Melvin & Dorothee Goldman Application #2003-032. Mr. Goldman amended application and initialed/dated to reflect parcel information on the survey.
 1. Type 1 Action / SEQR Short Form – Board completed review.
 2. I, Jim Duggan make a motion based upon the information and analysis on SEQR short form and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts and provide on attachments as necessary, the reasons for supporting this determination. Seconded by Betty. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.
 3. Findings:
 - a. Application is complete
 - b. State & local requirements meet
 - c. All area & bulk requirements of Town met
 - d. Existing 10 acre minimum subdivision in deed
 - e. No negative impact found during SEQR
 - f. No negative comment at public hearing
 4. Jim made a motion to accept the findings. Seconded by Betty. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Robinson-aye.
 5. It is the determination of the Planning Board that the Sub Division application of Melvin & Dorothee Goldman meets the requirements of Sub division with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Bob made a motion to approve the Sub Division as submitted, and to instruct the Chairman to sign and stamp the survey. Seconded by Betty. Roll Cal Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

b. New Business:

i. Site Plan/Concept Review:

1. Richard Rahill Application #2003-064. Project is the demolition of existing cottage and reconstruction on the existing foundation. Paul Bautter has approved septic system. Property location is 369 W. Lake Rd, Hammondsport. Note, from CEO stated that setback of a 2.2' encroachment are already exists. CEO, Rethmel stated that it would be a hardship to move out of the encroachment; because they are using the existing foundation. Bob made a motion to waive any further

review. Seconded by Jim. Roll Call Vote: Magee-aye, Duggan -aye, Robinson-aye, Fitzpatrick-aye.

2. Dr. Lin Application #2003-031. Owner is Dr. Lin of 993 East Lake Rd, Hammondsport NY. Applicant is Wes Potter, 7090 Wagner Hill Rd, Bath, NY. Proposed project is a boathouse for boat storage. The boat house would be located on the Southern end of the lake line. If placed on the north end of the lot it would be placed close to the property line; approximately less that 15'. This project was reviewed at concept review at a previous meeting. This is the Full Site Plan Review. The boathouse cannot be any higher than 15'. It will have a cedar siding with shingled roof to match the house. It would be accessible on either side of the dock. Board will request a public hearing. Type 1 Action - has been declared.
3. Marci Coon Application #2003-073. Applicant is Marcia Coon of Po Box 46, Hammondsport NY. The owner is Chris Gerson & Joan Shikowitz of 220 Winthrop Rd, Columbus, OH. Proposed project is a demolition permit to remove existing trailer and replace with a 2 story 3-bedroom house. Bob made a motion to waive any further review. Seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Robinson-aye.

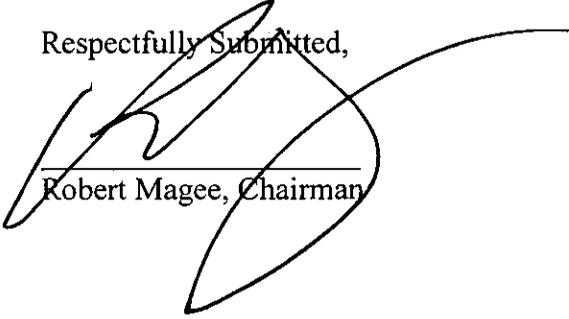
ii. Other Information:

1. Letter from Eastside Wineries: Board discussed the letter received by the Eastside Wineries. Bob will respond to the Town of Urbana Board in writing recommending the passing of the sign law.
2. Lance Locey & Lin Hough: Board held discussion regarding concerns over non-compliance.

Randy made a motion to adjourn the meeting. Seconded by Bob and all were in favor.

Meeting Adjourned 9PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
July 15, 03**

Board Present	Bob Magee	Chairman
	Jim Duggan	Board Member
	Betty Fitzpatrick	Board Member
	Dave Oliver	CEO
	Carly McConnell	Recording Secretary

Special Meeting: Opened 7:10PM

1. Old Business:

a. Site Plan Review

i. Gary McDaniels Application #2003-016. Proposed project is a tire sales business at 7303 Cty. Rt. 89, Bath, NY. The business would be located at Martin Cornish's residence. A special use permit under Town Code Section 105:9 C 2V would be required and has been applied for. The Board will send a letter to Terry Debuck asking if there is any uniform fire and building laws pertaining to a business being located under residential space. Application and file is considered to be complete.

A request will be made to the Town Clerk to schedule a public hearing for Aug 5 at 7pm.

ii. David Smith Application #2003-028. Application for site plan and special use permit has officially been withdrawn in writing and this letter has been read into minutes.

b. Subdivision

i. Daniel Rechichi Application #2003-009. Jim made a motion to declare a Type 1 Action under New York State SEQRLaw. Seconded by Bob. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Findings:

1. No negative impact found during SEQRL
2. No negative comment at public hearing
3. Application complete
4. Meets State & Local requirements
5. Meets all Local bulk requirements

Betty made a motion to approve findings and seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Based upon the findings, it is the determination of the Planning Board that the minor subdivision application of Daniel Rechichi meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or

disapproval. I, Betty make a motion to approve the Daniel Rechichi subdivision as submitted and to instruct the Chairman to sign and stamp the survey. Seconded by Jim.

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye

ii. David Pearce Application #2003-027

Findings:

1. No negative impact found during SEQR
2. This is a continuation of an ongoing major subdivision over several years
3. No negative comment at public hearing
4. Application complete
5. Meets State & Local requirements
6. Meets all Local bulk requirements

Betty made a motion to approve findings and seconded by Jim.

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Based upon the findings, it is the determination of the Planning Board that the minor subdivision application of David Pierce meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Betty make a motion to approve the David Peirce subdivision as submitted and to instruct the Chairman to sign and stamp the survey. Seconded by Jim.

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

iii. Diane Tarpin Application #2003-002

Findings:

1. No negative impact found during SEQR
2. No negative comment at public hearing
3. Application complete
4. Meets State & Local requirements
5. Meets all Local bulk requirements
6. Applicant is selling parcel to adjoining property owner, who will annex to own property.

Betty made a motion to approve findings and seconded by Jim.

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Based upon the findings, it is the determination of the Planning Board that the minor subdivision application of Diane Tarpin meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Betty make a motion to approve the Diane Tarpin subdivision contingent upon Lauferswellers annexing parcel 3, which was created by this subdivision and to instruct the Chairman to sign and stamp the survey. Seconded by Bob

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye

c. Site Plan & Special Use Permit (amending):

- i. Keuka Medical Commons Site Plan Application #2003-030 and Special Use Permit (amending) #2000-034.

Findings:

1. 239M Referral from County – no concerns
2. No negative comment at public hearing
3. No negative impact found during SEQR
4. Application meets both Town Code and Comprehensive Plan
5. Applicant stated that existing drive on State Rt. 54 will be used
6. Septic discharged into Bath sewage system
7. Dumpster will be screened with natural vegetation
8. Applicants will do additional landscaping with minimum disruption of existing vegetation.
9. Project uses existing terrain with no cut and/or fill
10. Signage will be on existing sign structure.

Jim made a motion to approve findings. Seconded by Bob.
Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Based upon the findings, it is the determination of the Planning Board that the site plan application of Keuka Medical Commons meets the requirements of the site plan review law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Bob make a motion to approve the Keuka Medical Commons site plan review contingent upon no new ingress or egress, screening of dumpster and existing surface road to property shall in some way be clearly marked or blocked to prevent ingress or egress on Rt. 54. Seconded by Betty.

Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

Jim made a motion to amend Special Use Permit Application #2000-034 to permit this expansion based upon the same set of findings (as site plan review, above). Seconded by Bob. Roll Call Vote: Magee-aye, Duggan-aye, Fitzpatrick-aye.

d. Minutes:

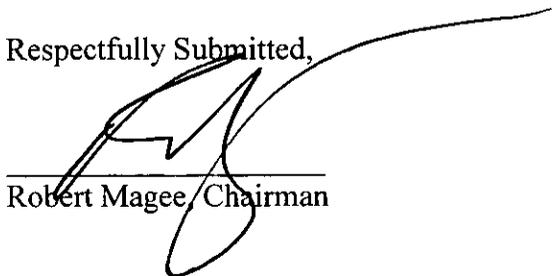
- i. Minutes were reviewed from April 8, 03. Bob made a motion to approve minutes as amended. Betty seconded and minutes were approved.
- ii. Minutes were reviewed from May 6, 03. Bob made a motion to approve minutes as amended. Betty seconded and minutes were approved.

- iii. Minutes were reviewed from May 13, 03. Bob made a motion to approve minutes as submitted. Betty seconded and minutes were approved.
- iv. Minutes were reviewed from June 3, 03. Bob made a motion to approve as amended. Betty seconded and minutes were approved.

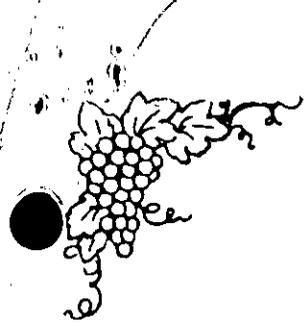
Bob made a motion to adjourn the meeting. Seconded by Betty and all was in favor.

Meeting Adjourned 9:20PM

Respectfully Submitted,



Robert Magee, Chairman



Town of Urbana

41 Lake Street
Hammondsport, New York 14840-0186

Supervisor
607-569-3741

Town Clerk
607-569-3743

Fax #
607-569-2412

David K. Smith would like to
Withdraw Site Plan Permit + Special use Permit.

David K. Smith

7/9/03

**Town of Urbana
Planning Board Minutes
July 8, 03**

Board Present	Bob Magee	Chairman
	Betty Fitzpatrick	Board Member
	Jim Duggan	Board Member
	Randy Robinson	Board Member
	Dave Oliver	CEO
	Marilyn Curtis	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Daniel Rechichi	Kasi Long
	Marcia Coon	Gary McDaniels
	Dave Smith	David Pearce
	Melvin Goldman	

Public Hearing: Called to order 7:05PM

Dan Rechichi Minor Subdivision Application #2003-009. Applicant is Daniel and Christine Rechichi of 301 W. Washington Blvd., Bath, NY. The property owners are Rechichi and McMenus of same address. The purpose of the project is to subdivide the total 131.62 acres to 1.) 3.1 acre 2.) 128.52-acre lots. Parcel 1 is to be annexed to adjoining parcel. Application and file is complete. Notification of Public Hearing in Corning Leader.

Board Questions/Concerns: None

Public Questions/Concerns: None

Public Hearing Closed: 7:08PM

Public Hearing: Called to Order 7:09PM

Diane Lee Tarpin Minor Subdivision Application #2003-002. Applicant / Owner is Diane Tarpin of 8260 Route 54A, Hammondspont. Subdivision property is of the same address. The purpose of the project is to divide into 2 lots from a lot of 60' x 200' with an L shape extension of approximately 60' x 60'. Lot 1 would be 60' x 200' and Lot 2 would be 60' x 60'. Lot 2 will be added to Tax Map #118.13-1-8 / Lauferswiler's. Notification of Public Hearing in Corning Leader. Application and file is complete. Lot density is in remaining parcel.

Board Questions/Concerns: None

Public Questions/Concerns: None

Public Hearing Closed: 7:11PM

SEQR:

1. Rechichi: Declared unlisted action. Action is subdivision for purpose of conveyance.
2. Tarpin: Declared unlisted action. Action is subdivision for purpose of conveyance.

Public Hearing: Opened 7:16PM

David Pearce Major Subdivision Application #2003-027. Applicant is Dave Pearce of 8631 G.H. Taylor Memorial Drive, Hammondsport, NY. Owners David Pearce, Robert Pearce and William Coppard of the same address. Location of proposed project is G.H. Taylor Memorial Drive, Hammondsport. The purpose is to divide the 45.014 acres into 1.) 26.5 acres (lot 5) 2.) 18.5 acres (lot 14). Deed restrictions are that no subdivision can be made into less than 5 acres lots, 1-family homes only and no mobile homes. Proposed new structure will be a new home on lot 14. Subdivision is declared as a major subdivision, because it is part of an ongoing and continual subdivision on a large track of land. Notification of Public Hearing in Corning Leader. Application and file is complete.

Board Questions/Concerns: None
Public Questions/Concerns: None

Public Hearing Closed: 7:20PM

Public Hearing: Called to Order 7:20PM

Keuka Medical Commons Site Plan Review Application #2003-045. Applicant is Marcia Coon of Po Box 46, Hammondsport. Proposed location is Route 54, Hammondsport. Proposed use is a professional building for medical services. Applicant is proposing a 6000 sq. foot addition to existing medical arts building. The Board will simultaneously deal with the Site Plan Review and to amend a previously granted Special Use Permit (#2000-034). Notification of Public Hearing in Corning Leader. Application and file is complete. Documentation permitting Marcia Coon to represent Keuka Medical Commons in this matter is in the file.

Board Questions/Concerns:

1. Ingress & Egress: No new ingress or egress. Use existing drive.
2. Landscape: The applicants have been good at using existing terrain. CEO, Oliver stated, conditions of a previous application need to be met.

Public Questions/Concerns:

1. Marcia Coon – If approved how long is the Site Plan good. Board – Site Plan goes with the land, but needs to be utilized within one year. Non-use for a period of six months voids the Site Plan.

Public Hearing Closed: 7:31PM

Regular Meeting: Opened 7:34PM

1. New Business:

a. Concept Review:

- i. David & Kasi Long Application #2003-029. Applicant/Owner is David & Kasi Long, 7948 Route 54, Hammondsport. Location for proposed project is of the same address. Proposed project is to construct a 36' x 46' pole barn for new truck bed lining business. Project requires a special use permit. Existing use is vacant land that is zoned agriculture. Proposed use is commercial property. Applicant would be installing truck bed linings by spraying a liquid formula that hardens as it dries. Application contains a letter from Rhino (providers of the liquid truck lining) regarding environmental concerns. The building would be located 113' from the road. Applicant would like to open with out having a septic. The Board advised the applicant that the Comprehensive Plan indicates that an objective of the plan is to keep rural areas looking rural. In order to achieve this objective parking lots are best placed behind or to the side of the building. The Board had the following concerns:

1. Landscaping – Board would suggest using as much as the existing vegetation as possible.
2. Signage-Sign would be required. DOT requires that it can not be within their right of way.

Jim made a motion to move to full site plan review. Seconded by Randy. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

- ii. David Smith Application #2003-028. Applicant/Owner is David Smith, 7500 Cty. Rt. 89, Bath, NY. Location for proposed project is of the same address. Proposed project is for auto repair, auto/tire sales and personal storage. Other possible future uses would be for shed sales, farm equipment auctions and wooden outdoor furniture sales. Applicant would like to remove existing shed and rebuild to new dimensions. County Route 89 was declared low density residential in the updated Comprehensive Plan.

Board Questions/Concerns (Mr. Smith responses):

1. Where will the cars be displayed? Near Road
2. Disposal of waste? Only waste will be oil and it will be placed in a barrel.
3. Ground cover? Lot will be paved
4. Sign out front? Yes
5. Removal of old parts? Back of storage building (inside).
6. Lighting and hours? Normal business hours
7. How many cars for sale at one time? 2-10
8. Employees? NO
9. Would like to see a detailed drawing showing landscaping, buildings, storage and display areas.

Bob made a motion to move to full site plan review. Seconded by Betty. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

Bob made a motion to declare this a Type 1, under New York State SEQR. Seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

b. Subdivision:

- i. Melvin Goldman (Keuka Lec Vineyards) Application #2003-032. Applicant/Owner is Melvin & Dorothee Goldman, 8881 Cty, Rte. 76, Hammondsport. Proposed subdivision is of the same address. The proposed project is to divide 39.892 acres into 1.) 29.892 2.) 10 acre lots. Current land use is vineyards and residential. Proposing a garage and possible shed for equipment. Deed restrictions; minimum 10 acre lot subdivisions. Bob made a motion to declare a minor subdivision and seconded by Jim. Roll Call Vote: Magee-aye, Duggan-aye, Robinson-aye, Fitzpatrick-aye.

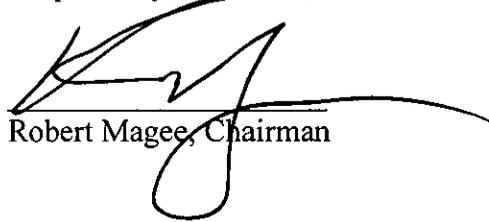
c. ZBA Opinion:

- i. Thomas & Karen Deegan Application #2003-024. Requesting variance for junk cars, declaring it has a hobby. Board recommends the ZBA to deny.

Jim made a motion to adjourn the meeting. Seconded by Bob and all was in favor.

Meeting Adjourned 920PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
June 3, 03**

Board Present	Robert Magee	Chairman
	Betty Fitzpatrick	Board Member
	Jim Duggan	Board Member
	Paul Martuscello	Board Member
	Randy Robinson	Board Member
	Dave Oliver	CEO
	Carly McConnell	Recording Secretary
Public Present	Dan Gehl	
	Randy Weaver	
	Marcia Coon	
	David L Pearce	
	Gary Weaver	

Regular Meeting: Opened 7:10PM

A. Old Business:

- a. Subdivision
 - i. Rechichi – A public hearing will be scheduled
 - ii. Tarpin – Waiting for survey
- b. Special Use Permit
 - i. Lance Locey – Requested modification to move sign next to the property line by Clark's. Jim made a motion to approve the request to move the sign next to the property line by Clark's. Subject to set back requirements. Seconded by Paul and all was in favor.

B. New Business:

- a. Special Use Permit
 - i. Gary McDaniels – Applicant not present.
- b. Concept Review
 - i. Gary McDaniels – Applicant not present
 - ii. Dave Pearce Application #2003-022. Owner of property is Richard & Marsha Watson of 113 Russell Rd., Fanwood, NJ. File contains letter from owners authorizing Mr. Pearce to act on their behalf. Proposed project is to rebuild existing one story house into a two-story house. Paul made a motion under Section 88 to waive any further review. Seconded by Jim. Roll call vote: Magee-aye, Fitzpatrick-aye, Duggan-aye, Martuscello-aye, Robinson-aye. Randy made a motion to recommend the ZBA to defer to own judgment. Seconded by Bob. Roll call vote: Magee-aye, Fitzpatrick-aye, Duggan-aye, Martuscello-aye, Robinson-aye.

- iii. Randolph Weaver Application #2003-026. Proposed project is to build a retaining wall. Paul made a motion under Section 88 to waive any further review. Seconded by Jim. Roll call vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
- iv. Davenport & Taylor Application #2003-021. Proposed project is a storage building behind the hospital. Bob made a motion based on location and function to waive any further review. Seconded by Jim. Roll call vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
- v. Keuka Medical Commons Application #2003-045. Applicant is Marcia Coon of Po Box 46, Hammondsport. Proposed location is Route 54, Hammondsport. Proposed use is a professional building for medical services. Dave Oliver, CEO advised Board that this would be an amendment (alteration or extension) to Special Use Permit #2000-034. Bob made a motion to move to full Site Plan Review. Seconded by Betty. Roll call vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Robinson-aye, Martuscello-aye. Special Use Permit #2000-034 was approved on March 21, 01 with the following conditions:
 - 1. East drive must have signage at road and parking lot prohibiting public use.
 - 2. Any new refuse container must be screened from public view.
 - 3. After parcels are annexed a survey showing the parcel, as well as copy of the amended deed is to be filed with the Town Clerk.

Bob made a motion to declare a Type 1 action. Seconded by Paul and all was in favor. A letter of authorization for Marcia Coon to act on behalf of the owners is required. Areas of concerns for the Board would be the dumpster and to comply with conditions.

- vi. Elizabeth Evangelista Application #2003-027. Proposed project is to enclose the existing screen porch in and install a bathroom. Bob made a motion under Section 88 to waive any further review. Seconded by Jim. Roll call vote: Magee-aye, Duggan-aye, Fitzpatrick-aye, Robinson-aye, Martuscello-aye.
- c. Subdivision
- i. David Pearce Application #2003-027. Applicant is Dave Pearce of 8631 G.H. Taylor Memorial Drive, Hammondsport, NY. Owners David Pearce, Robert Pearce and William Coppard of the same address. Location of proposed project is G.H. Taylor Memorial Drive, Hammondsport. The purpose is to divide the 45 acres (lot 5) into 1.) 26.5 acres (lot 5) 2.) 18.5 acres (lot 14). Deed restrictions are that no subdivision can be made into less than 5 acres lots, 1-family homes only and no mobile homes. Proposed new structure will be a new home on lot 14. Bob made a motion to

declare this a major subdivision in a continuation of an on going major subdivision. Seconded by Jim and all was in favor.

d. Sign

- i. Stewart P. Wilson Application #2003-023. Applicant John Wade is proposing a new sign project. Board will notify CEO, that they are unable to review the new project until all conditions on the previous Site Plan have been met.

C. Minutes

- a. Minutes were reviewed from April 15, 03. Bob made a motion to approve minutes as submitted. Paul seconded and minutes were approved.

Randy made a motion to adjourn. Seconded by Jim and all were in favor.

Meeting Adjourned 9PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
May 13, 03**

Board Members	Robert Magee	Chairman
	Betty Fitzpatrick	Member
	Paul Martuscello	Member
	Randy Robinson	Member
	Carly McConnell	Recording Secretary
Public Present	Herman LaPierre	
	Lance Locey	

Public Hearing: Reconvened 7:06PM

Herman LaPierre Application #2003-006. Public hearing originally opened on April 15, 03 and was recessed until applicant could turn revised drawings to reflect the change in the application. Purpose of project is to add a 192 square foot addition for ice cream shop.

Board Questions/Concerns:

1. Will the addition follow the existing roofline? Mr. LaPiere -- Yes.

SEQR Part II – Completed for Herman LaPierre. Upon review of the information recorded on the EAF, (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the Planning Board that this Site Plan Review will not result in any large and important impact on the environment. I, Randy make a motion that a negative declaration be prepared. Seconded by Paul. Roll call vote: Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick- aye.

Negative Declaration prepared

Site Plan Review Check List (Section 88-11 C):

1. The title of the drawing, including the name and address of the applicant and the person responsible for the preparation of such drawing. - Yes
2. North arrow, scale and date. - Yes
3. The boundaries of the property plotted to scale. - Yes
4. Existing buildings. - Yes
5. A grading and drainage plan, showing existing and proposed contours, rock outcrops, depth to bedrock, soil characteristics and watercourse. – Non Applicable
6. The location, design and type of construction and the proposed use and exterior dimensions of all buildings. - Yes
7. The location, design and type of construction of all parking and truck loading areas, showing access and egress. - Yes

8. Provision for pedestrian access. - Yes
9. The location of outdoor storage. If any. - Yes
10. The location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences. – Existing and no change
11. A description of the method of sewage disposal and the location, design and construction materials of such facilities. - Existing
12. A description of the method of securing public water and the location, design and construction materials of such facilities. - Existing
13. The location of fire and other emergency zones, including the location of fire hydrants. - Existing
14. The location, design and construction materials of all energy distribution facilities. Including electrical, gas and solar energy. - Existing
15. The location, design and type of construction of all signs. – Will have one, but not proposed at this time. On building facing Bath direction.
16. The location and proposed development of all buffer areas, including existing vegetative cover. – Board held discussion. Applicant would be receptive to adding vegetative cover.
17. The location and design of all outdoor lighting facilities. – Including but does not effect neighbors.
18. Identification of location and amount of building area proposed for retail sales or similar commercial activity. – Indicated in plan
19. A general landscaping plan and planting schedule. – Not required
20. An estimated project construction schedule. – Probably start end of summer and take about 6 months.
21. A record of the application for and status of all necessary permits or variances from other governmental bodies. – No additional
22. Identification of any permits or variances from other governmental bodies required for the projects execution. – Sign permit
23. Other elements integral to the proposed development as may be considered necessary, in the particular case, by the planning Board. – Other conditions from previous site plans have not been completed.

Betty made a motion to close the public hearing. Seconded by Randy

Public Hearing Closed: 7:27PM

Special Meeting: Opened 7:28PM

A. Old Business:

a. Herman LaPierre Site Plan Review Application #2003-006

1. Findings:

- a. Application complete
- b. No negative comments at Public Hearing (Concerns that were raised will be addressed at Site Plan)
- c. No negative impact found during SEQR

- d. Meet State and local requirements
 - e. Expansion of pre-existing Site Plan and Special Use Permit
 - f. Small addition to increase space for existing ice cream vending
 - g. Area surrounding site is referred to as a hamlet in Comprehensive Plan. Development is considered compatible with plan
 - h. No new ingress or egress required.
 - i. Sign permit is required
 - j. Applicant would voluntarily increase vegetation cover.
 - k. A previous approved project is still in progress.
2. Paul made a motion to accept findings. Seconded by Randy. Roll call vote: Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
 3. It is the determination of the Planning Board that the Site Plan Review application of Herman LaPierre meets the requirements of Site Plan Review Law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Paul make a motion to approve contingent upon approved sign application and modification of general landscape plan to include 2 trees and currently excepted size. To notify the building department that all outstanding conditions place on previous Site Plan must be meet prior to construction of this approved project (ice cream shop addition) and no zoning permit or certificate of occupancy shall be issued until the Planning Board signs off the Site Plan. Seconded by Randy. Roll call vote: Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
 4. Note will be placed in file regarding percentage of lot coverage on any future projects should be checked by the CEO.
- b. Sign
 - i. Lance Locey – Board reviewed the final submission on the sign from Mr. Locey.
 - c. Concept Review:
 - i. Tom Harnas Application #2003-018
 1. Bob made a motion to move to full site plan review and to notify CEO, Rethmel that the Board is unable to precede until outstanding violations (sign & operating bar without permits) are addressed. Seconded by Paul and all was in favor.

B. New Business:

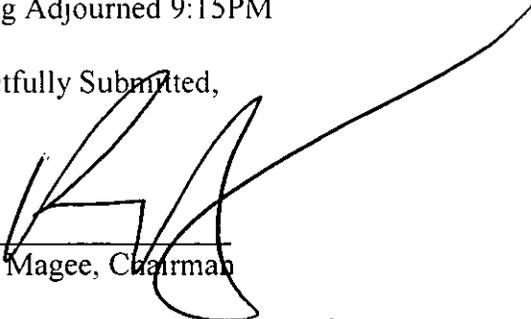
- a. Concept Review:

- i. Ryan Sincerbox Application #2003-020
 - 1. The Board waived any further review
- b. Other:
 - i. Citations to Hough for the boat storage
 - ii. Board discussed changing the times of the meeting.

Betty made a motion to adjourn. Seconded by Bob and all were in favor.

Meeting Adjourned 9:15PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
May 6, 03**

Board Present	Robert Magee	Chairman
	Betty Fitzpatrick	Board Member
	Randy Robinson	Board Member
	Paul Martuscello	Board Member
	Marvin Rethmel	CEO
Public Present	Carly McConnell	Recording Secretary
	Tom Harnas	
	Cameron Dunlap	
	Lance Locey	
	Amy Leisenfelder	
	Gary McDaniels	

Regular Meeting: 7:10PM

A. Old Business

a. Subdivision

i. Al Hussaini – Board will send information to Attorney representing applicant.

b. Site Plan Review

i. Curtiss Museum #2002-003. To define entrance to the museum by placing a C-46 plane adjacent to the paved lot. The ZBA has already approved a variance for this project. The DEC is requiring the Curtiss Museum to have documentation from the Planning Board; indicating the project is approved. Bob made a motion under Section 88 of the Town Code to waive any further review. Seconded by Betty. All in favor. The Board will notify CEO, Rethmel of the Board's motion.

ii. Cameron Dunlap Site Plan Application #2003-004. For Excavation

1. SEQR Part II –Completed for Cameron Dunlap. Upon review of the information on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the Planning Board this excavation project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared. I, Randy make a motion to prepare a positive declaration. Seconded by Paul. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.

2. Positive Declaration prepared

3. Findings

- a. Application is complete
- b. SEQR Findings – positive declaration declared
- c. Public Hearing (April 8) - All comments directed by the public in attendance as well as written letters were unanimously opposed this project.
- d. The applicant is asking for an extensive excavation for yet to be described project or projects. There is no guarantee that any proposed project(s) will materialize or meet Zoning should they materialize.
- e. An examination of existing projects, both residential and commercial along Rt. 54 from the Bath Town line to the intersection of Rt. 54A illustrates that all development along this corridor has been implemented with an absolute minimum cut and or fill, working with and preserving the prevailing terrain to the maximum extent possible. Such and extensive excavation is not in keeping with surrounding properties.
- f. The area affected by the proposed project is zoned Agricultural. The area has taken on primarily a low-density residential nature.
- g. The Town conducted a survey of Town and Village residences in preparation for modification of an updated comprehensive plan. The result of this survey indicated that the area along Rt. 54 from the Bath Town line to the intersection of Rt. 54A referred to as the Rt. 54 Corridor is an important gateway to this community and should be highly regulated. The proposed excavation does not fit within the confines of this plan.
- h. The applicant has indicated that he is unwilling to provide a Performance Bond or similar instrument that would assure completion of this project.
- i. The applicant has not identified any firm or individual that he has contracted with or consulted with known to be experienced and capable of performing such an extensive excavation.
- j. The 239M County Referral indicated a concern regarding additional curb cuts on Rt. 54.
- k. This project would alter natural drainage patterns.
- l. This project would irrevocably alter the scenic view corridors enjoyed by the surrounding properties, and also those traveling along Rt. 54.
- m. No control dust plan

- n. No plan to compact and secure site at end of each day.
 4. Betty made a motion to accept findings. Seconded by Paul. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
 5. It is the determination of the Planning Board that the site plan review application of Cameron Dunlap meets the requirements of Site Plan Review with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Paul make a motion to disapprove the site plan as submitted. Seconded by Randy. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
- c. Special Use Permit & Site Plan Review
- i. Lance Locey Special Use Permit Application #2003-001. Purpose of project is for boat storage, rental, sales, minor repair and other marine products. Retail space and office within the structure. The Board has already come to the decision with discussion that the he applicant will be doing moonlight cruises and etc., until those events take place within the Town of Urbana; it is not of concern to the Planning Board.
 1. SEQR Part II – Completed for Lance Locey. Upon review of the information recorded on the EAF, (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the Planning Board that this Special Use Permit will not result in any large and important impact on the environment. I, Paul make a motion that a negative declaration be prepared. Seconded by Randy. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick.
 2. Negative Declaration prepared
 3. Findings:
 - a. Application complete
 - b. No negative comments at Public Hearing (Concerns that were raised will be addressed at Site Plan)
 - c. No negative impact found during SEQR
 - d. Located in business district
 4. Bob made a motion to accept findings. Seconded by Betty. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
 5. It is the determination of the Planning Board that the Special Use Permit application of Lance Locey meets the requirements of Special Use Permit Law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Paul make a motion to approve

the Special Use Permit of Lance Locey with the following conditions:

- a. Modified landscaping plan with approved plantings, boat storage in back yard limited to a maximum 25 spaces (10' x 28'). Subject to change with further review by the Board.
 - b. A maximum of 6 spaces (1 item per space) is allowed. Spaces will be 10' x 28' and at least 3' from the property line. Subject to change with future review by the Board.
 - c. Sign reviewed and approved of by Board
Seconded by Randy. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.
- ii. Lance Locey Site Plan Review Application #2002-020.
1. . SEQR Part II – Completed for Lance Locey Upon review of the information recorded on the EAF, (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the Planning Board that this Site Plan Review will not result in any large and important impact on the environment. I, Paul make a motion that a negative declaration be prepared. Seconded by Betty. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick.
 2. Negative Declaration prepared.
 3. The Board reviewed areas of concern with Mr. Locey.
 - a. Landscaping – CEO, Dave Oliver met with Mr. Locey regarding planting and gave a recommendation. The Board gave Mr. Locey a revised plan that involved plantings instead of the vinyl fencing.
 - b. Density & Intensity of use – Board recommended a maximum of 25 boats for storage in the back yard. The parking spots for the boats need to be 10' x 28'. The shrink-wrap on the boats will be white. The maximum numbers of boats for storage in back yard; may be subject to change upon further review by the Planning of Board. The Board also provided a modification plan of the front yard. A maximum of 6 spaces (items) and each spot to be 10' x 28' and a minimum of 3' feet from the property line. The maximum number for display items in front yard; may be subject to change upon further review by the Planning Board. Customer parking is based upon square footage of customer space within the building. The requirement will be for 2 spots. The

State requires Mr. Locey to pave up to a certain point up the drive. The Board would like to see remaining part of the drive in stone.

- c. Sign – Board felt the current sign plan was not in keeping with community standards. Board provided a modified plan to provided an example for the applicant.

4. Findings

- a. Application is complete
- b. No negative impact found during SEQOR
- c. Sole negative comment a Public Hearing was visual impact and will be mitigated by visual screening.

5. Bob made a motion to accept findings. Seconded by Paul. Magee-aye, Robinson-aye, Martuscello-aye, Fitzpatrick-aye.

6. It is the determination of the Planning Board that the Site Plan Review application of Lance Locey meets the requirements of Site Plan Review with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Paul make a motion to approve the Site Plan Review with the following conditions (as per modification):

- a. Modified landscaping plan with approved plantings, boat storage in back yard limited to a maximum 25 spaces (10' x 28'). Subject to change with further review by the Board.
- b. A maximum of 6 spaces (1 item per space) is allowed. Spaces will be 10'x 28' and at least 3' from the property line. Subject to change with future review by the Board.
- c. Revised sign reviewed and approved of by Board Seconded by Randy. Magee-aye, Martuscello-aye, Robinson-aye, Fitzpatrick-aye.

7. The Board will notify the Code and Building Department; that the Board will not sign off on the project until it has determined the project is complete and meets all requirements. In addition, the Board will notify the applicant that the Board is open to review this project at a future date for potential modifications.

B. New Business

a. Concept Review

- i. Tom Harnas Concept Review Application #2003-018. Proposed project is change in use to a restaurant and bar; from a combination of store and restaurant. Applicant/Business Owner is Tom Harnas of 8465 Route 54, Hammondsport. Owner of building is Stan Roman of 1272 E. Lake Rd., Dundee, NY. The tax roll indicates

business is a grocery store. A change in liquor license has occurred, from off premise sales to on premise sales. A bar would be permitted in this district, but will require a Site Plan Review. Mr. Harnas stated he notified the Town of the liquor license change and that he need no building permit or permits from the State. Mr. Harnas said that he did not know why he was even at the meeting because he had changed nothing. Mr. Harnas said the only physical change was the addition of a bar. Bob asked Mr. Harnas why he would need a sign that said "Roadhouse" in place of the sign that said "Store 54" if there were no changes to his business. The Board indicated that a sign permit was also required for the different sign. The Board held a discussion and will revisit the application at the next meeting.

- ii. Gary McDaniels Application #2003-016. Applicant is Gary McDaniels of 9182 Glenbrook Rd., Hammondsport, NY. The owner is Martin Cornish of 7303 Rt. 89, Bath NY 14810. The proposed project is for a tire changing shop in a residential garage. Mr. Daniels will be renting space out of Mr. Cornish's residential garage (at above address for Mr. Cornish). Mrs. Fitzpatrick's son lives in that area and Gary does not have an issue with her participating with in this process. He is planning to have access off Brewer Rd. and not off Cty. Rt. 89. Existing land use is residential. Paul made a motion to move to full site plan review. Seconded by Bob and all was in favor. A Special Use Permit is required for this project. The Board instructed applicant to meet with CEO, Rethmel regarding application for Site Plan Review and plot drawing. The Board requested for CEO, Rethmel to obtain a copy of any State requirements regarding disposal and storage of tires.

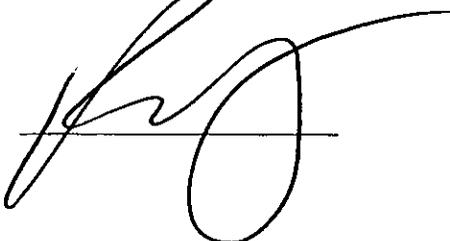
C. Other

- a. Holobinko (Keuka Medical Commons) – 120' square foot storage building to be attached to existing building. Board requested CEO, Rethmel to determine if site plan is required.
- b. Herman LaPiere – New sketch maps are required.
- c. Hough-Boat storage has been started. If Mr. Hough is storing boats on his property a site plan is required.

Bob made a motion to adjourn. Seconded by Paul and all were in favor.

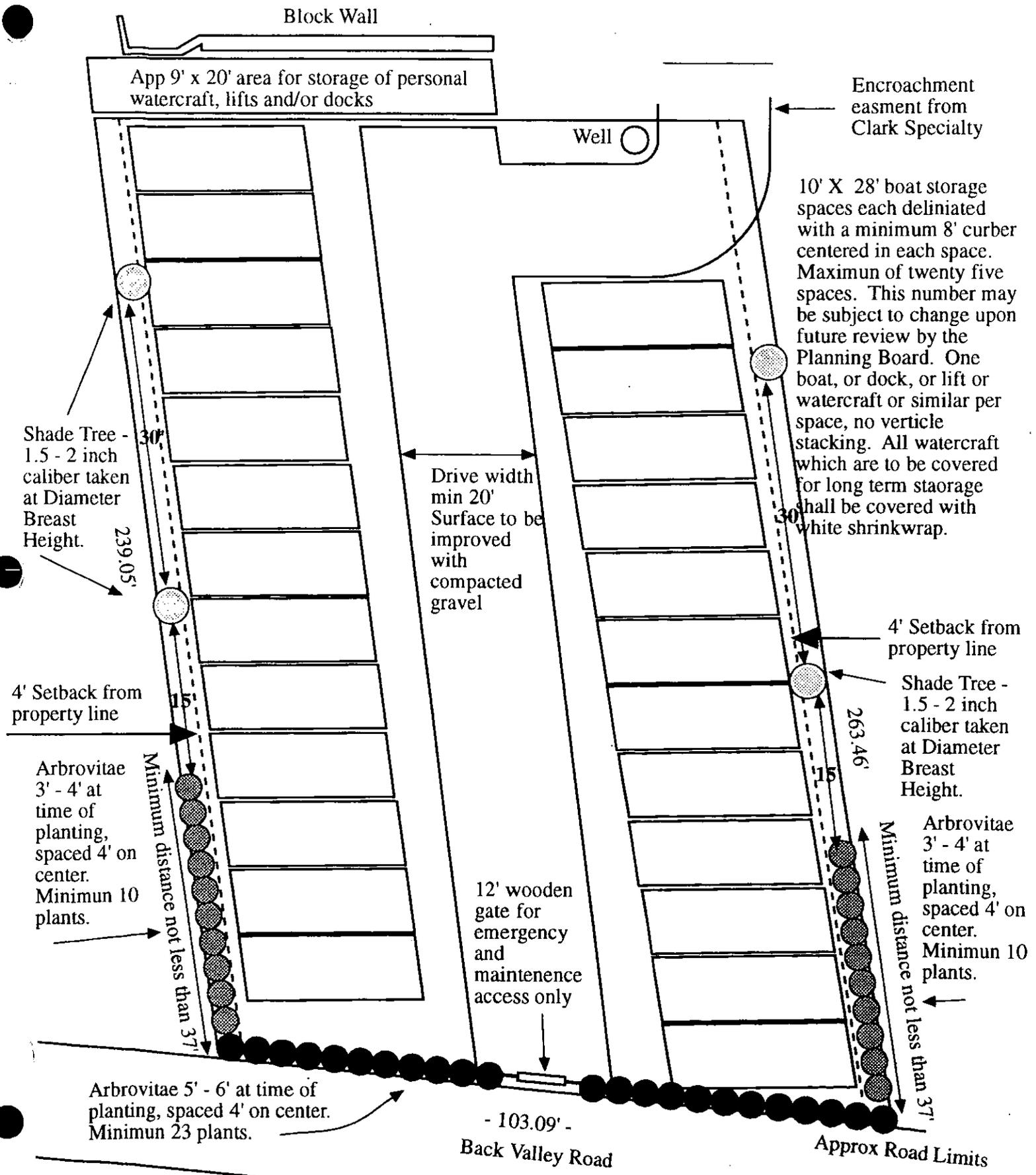
Meeting Adjourned 10:55PM

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'R. O.', written over a horizontal line.

Robert Magee, Chairman

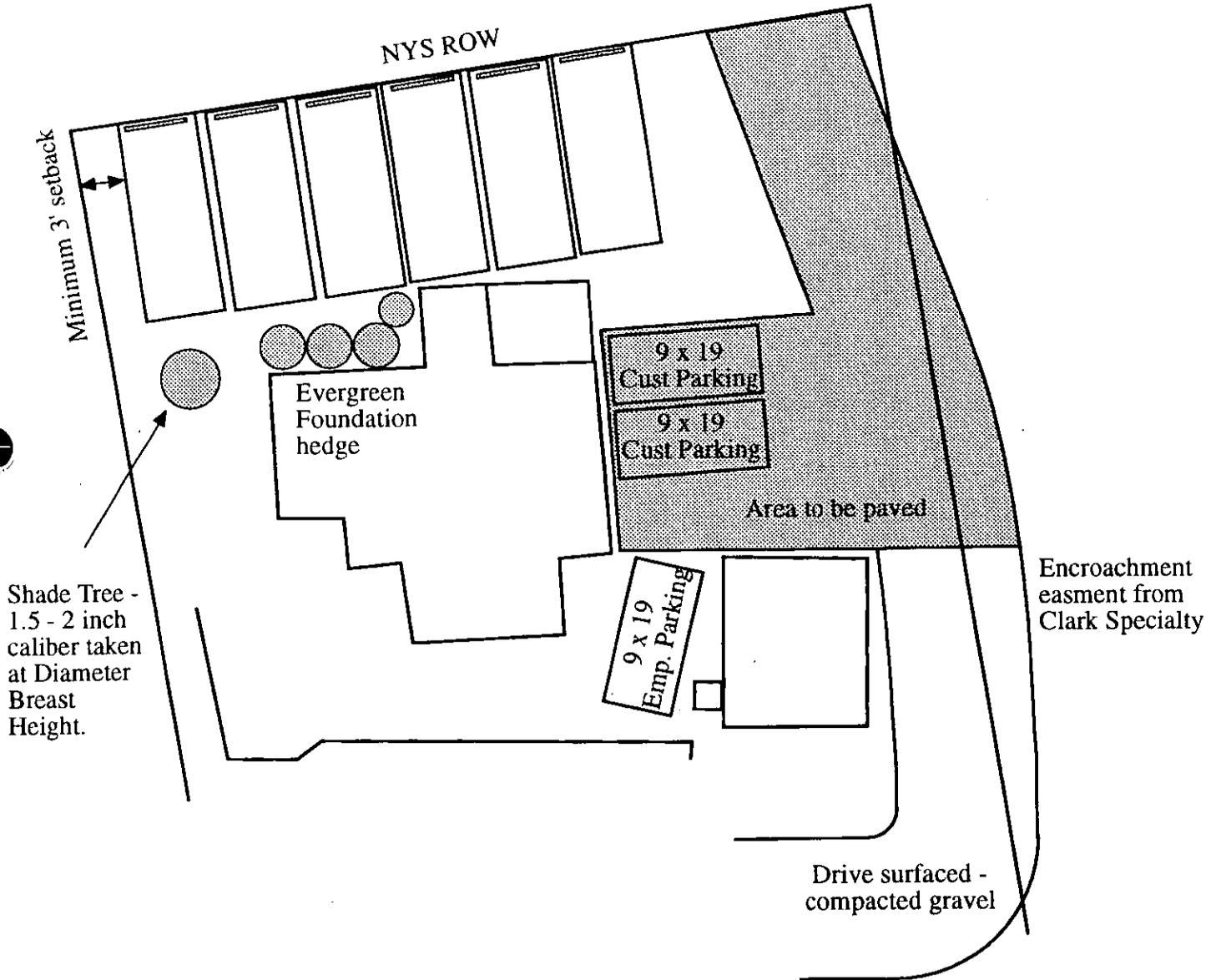
Site Plan for Lance Locey, dba Keuka Watercraft Application "



Scale: 1"=20'

**Site Plan for Lance Locey, dba Keuka Watercraft
Application "**

Roadside display area for boats, lifts, person watercraft, docks, lifts or other marine items intended for sale rent or display. Each space will be considered to be 10' in width and 28 feet in length. Each must be delineated and identified with an 8' curber centered in the space. The maximum number of spaces is 6, with the western most space setback from the side lot line by at least 3 feet. Only one of the aforementioned items may be placed in any given space, regardless of the size of the item. Area may remain grass or be crushed stone/gravel



Scale: 1"=20'

Town of Urbana .
Planning Board Minutes
April 15, 03

Board Present	Robert Magee	Chairman
	Jim Duggan	Board Member
	Betty Fitzpatrick	Board Member
	Paul Martuscello	Board Member
	Carly McConnell	Recording Secretary
Public Present	Lance Locey	
	Herman LaPierre	

Public Hearing: Called to Order 7:06PM

Herman LaPierre Site Plan Review Application #2003-006. Applicant is Herman LaPierre. Application is for Site Plan and amending Special Use Permit #93-006. On April 8, 03, applicant submitted new drawings for a change of location for the proposed ice cream stand. Board advised applicant that new drawings need to be turned into CEO, Rethmel. Roof and elevation sketch were handed at Public Hearing by Mr. LaPierre. The Public Hearing for April 15 was originally set, before the changes to the location of the ice cream stand were made.

Jim made a motion to recess Public Hearing and reconvene when the Board has been notified that the application is complete. Seconded by Betty.

Recessed 7:15PM

Public Hearing: Opened 7:15PM

Richard Morrison Application #2003-008. Applicant has officially withdrew application in writing. Letter of withdrawal is on file. Jim made a motion to close Public Hearing. Seconded by Bob.

Public Hearing Closed 7:16PM

Special Meeting: Opened 7:17PM

A. Old Business:

- a. Lance Locey – Board held discussion of issues that were raised at Public Hearing on April 8, 03.
 - i. Landscaping – Board suggested taking out the fence and to put in planting. Mr. Locey was ok with idea. The Board asked him to come up with a new landscaping plan without the fence and with trees and shrubs (hedges). Include how tall the trees would be at

planting, how tall they would be at maturity and at what distance apart they would be put in. The Board also suggested trees in the back, shrubs (hedges) along the side.

- ii. Does the State require a portion to be paved on the drive with a DOT permit? Mr. Locey – Tim Coleman with DOT said from the road (all of the state property) to the Locey's driveway can be paved. Would you consider continuing the pavement in front to the display area? Mr. Locey – I was trying to avoid DEC issues on doing that. I did not pursue paving on State property, because they said I could not fill in the ditch. The black top is not needed in boat display area, because of the lack of traffic. I was thinking of widening the drive. I looked into the option of "stamp print" (laying black top and stamping with brick molds). Ideally what I would like to do, but not in budget at this time. I would look at laying stone down, because you could pave over it at a later time.
 - iii. Sign – The Board would like to see a sign that is more in keeping with the area. The Board would like Mr. Locey to explore alternative design and color to fit in with the business and property. Mr. Locey – I do not mind doing any of the above, but would like to get started. The Board stated that the Site Plan still has to be approved before work can be done. Mr. Locey – Can I put a temporary sign? Board – Yes.
- b. Al Hussanini Minor Subdivision Application #2002-022.
- i. SEQR Short Form – Completed.
 - ii. Upon review of the information recorded on the EAF (Parts 1, 2 and 3 if appropriate), and other supporting information of each impact, it is reasonably determined by the Planning Board that is subdivision of land will not result in any large and important impact on the environment. Motion to accept completed SEQR Short Form made by Betty and seconded by Paul. Magee-aye, Duggan-aye, Martusecello-aye, Fitzpatrick-aye.
 - iii. Findings:
 1. No negative impact on SEQR Short Form
 2. No negative comments at Public Hearing
 3. Meets bulk & density requirements for Keuka Lake Shoreline.
 4. Application Complete
 5. Meets State and Local Requirements
 6. Survey can be confused as a 3 parcel subdivision instead of a 2 parcel.
 - iv. Betty made a motion to accept the findings and seconded by Paul.
 - v. Based upon the findings, it is the determination of the Planning Board that the minor subdivision application of Al Hussanini meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Jim make a motion to approve the Al Hussanini

subdivision contingent upon the modification of the survey to more adequately reflect a 2 parcel subdivision and to instruct the Chairman to sign and stamp the survey. Seconded by Bob. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye.

B. Minutes:

- a. Minutes were reviewed from March 4, 03. Betty made a motion to approve minutes as submitted. Bob seconded and minutes were approved.
- b. Minutes were reviewed from March 24, 03. Bob made a motion to approve minutes as submitted. Jim seconded and minutes were reviewed.

Bob made a motion to adjourn. Seconded by Jim and all was in favor.

Meeting Adjourned 8:25PM

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
March 24, 03**

Board Present:	Robert Magee	Chairman
	Jim Duggan	Board Member
	Randy Robinson	Board Member
	Paul Martuscello	Board Member
	Betty Fitzpatrick	Board Member
	Dave Oliver	CEO
	Marvin Rethmel	CEO
	Carly McConnell	Recording Secretary

Special Meeting: Opened 7:05PM

- A. Regular Meeting:
 - a. Next meeting April 8, 03
- B. Application:
 - a. Board held discussion regarding the adjoining property owner information that is required with the application.
- C. Museum:
 - a. Curtis Museum got variance to place the plane out front of the museum.
 - b. The Board will request the Curtis Museum to file a concept review application.
- D. Lance Locey Application #2003-001:
 - a. Public Hearing on Special Use Permit will be held on April 8, 03.
 - b. Board held discussion.
- E. LaPierre Application #2003-006:
 - a. Application is ready to move to Site Plan Review.
 - b. Board reviewed Concept Review.
- F. Morrison Application #2003-008:
 - a. Application is ready to move to Site Plan Review.
 - b. Board reviewed Concept Review.
- G. Dunlap Application #2003-004:
 - a. Public Hearing on Excavation will be held on April 8, 03.
 - b. Board held discussion.
- H. Dr. Lin Application #2002-025:
 - a. Application is ready to move to Site Plan Review.
 - b. Board reviewed Concept Review.
- I. Henry Angelone Application #2003-003:
 - a. Bob will contact applicant.
 - b. Applicant will need to provide a copy of the purchase .
- J. Al Hussanini Application #2002-002:
 - a. Board held discussion and reviewed the survey map.
 - b. Bob will contact Attorney Flynn.

K. Tarpin Application #2003-002:

a. No further information

L. Peter Jenks Application #2002-024:

a. No further information

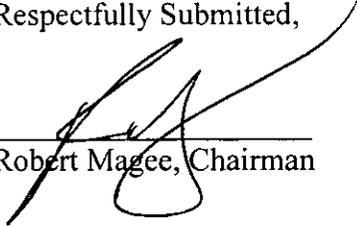
M. CEO Issues:

- a. Jacquier – CEO, Rethmel indicated that in eight months the property would go back to residential use. A notice will be sent for the barn to be torn down.
- b. Cilto Lindo & Bears – CEO, Rethmel would like to bring them back to the Planning Board to amend Site Plan.
- c. Hubbard – CEO, Rethmel indicated a notice will be sent.
- d. Store 54 – Due to the change of use in business at this location CEO, Rethmel gave the owner a Site Plan Application.

Randy made a motion to adjourn. Seconded by Bob.

Meeting Adjourned 9:50PM.

Respectfully Submitted,



Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
April 8, 03**

Board Present	Bob Magee	Chairman
	Paul Martusecello	Board Member
	Randy Robinson	Board Member
	Betty Fitzpatrick	Board Member
	Jim Duggan	Board Member
	Marvin Rethmel	CEO
Public Present	Carly McConnell	Recording Secretary
	Daniel Rechichi	Christine Rechichi
	Mary Navone	Francis Navone
	Bill Heuson	Marcia States
	John Obrochta	Thomas Muller
	Rosemary Johndro	Jim Presley
	Amy Leisenfelder	Bob Bussmann
	Evelyn Bussmann	Louise Gee
	Steve Gee	Bob McNary
	Francis Spallone	Mary Spallone
	Charlie Egresi	Cameron Dunlap
	Jody Allen	Peter Baker
	Lance Locey	James George
Jeanne Houter	Mr. Doherty	

Public Hearing: Called to order 7:03PM

Dr. Al Hussaini Minor Subdivision Application #2002-022. Owner is Muayad & Janet Al Hussaaini as Co-Trustees, 1002 Evonshire Lane, Great Falls, Virginia. Location site is 290 West Lake Rd, Hammondsport. Purpose is to divide the total 7.317 acres into 1.) 1.618 acre lot 2.) 5.699 acre lot. Lot 1 is to be annexed to adjoining property. Lot 2 is to be sold Robert & Diane McNary. Attorney Peter Baker was present to represent the applicants. Original Deed indicated 5 lots were combined to 1 lot and put in the name of a trust. Survey map dated Oct 10, 02 was brought into question by the Board. The survey shows parcel A, B, & C. Application to understand that parcels A & B is one parcel. Revised survey received in Feb, 03 list under notes; that parcel A & B are to remain connected and parcel C is to be divided out and conveyed.

File Contains:

1. Completed Application (Exhibit A)
2. Letter stating Attorney representation on behalf of absence land owners
3. List of adjoining property owners
4. Notice of Publication in the Corning Leader
5. Notification from Deputy Clerk correcting the wrong date in letters to adjoining property owners.
6. Documentation for David Shults and Peter Baker to act of behalf of owners
7. Receipt of payment

8. Paid property tax
9. Sketch Map
10. SEQR Short Form
11. CEO – Report
12. Copy of Deed
13. Surveys

Board Questions / Concerns: None

Public Questions / Concerns:

1. James George - Will the subdivision have the required 200' of road frontage?
Bob - It would meet the required lot acreage. We have had a situation before, where a lot had a steep gully on it. In order to meet the requirement the gully caused an odd division. Consider the natural boundary to be an adequate division for this type of situation. The ZBA made the decision to determine that where the residence is; that is what requirements you need to follow. Mr. George – Worried that a residence would be built. Mr. McNary – Purchasing the property and has no intentions of developing across the road.

Public Hearing Closed 7:26PM

Public Hearing: Called to Order 7:27PM

Lance Locey Special Use Permit Application #2003-001. Applicant is Lance Locey from 589 W. High St., Painted Post, NY. Mr. Locey is proposing rental for boats and personal watercraft at 8436 Route 54, Hammondsport. Applicant was present. Mr. Locey has submitted plans stating what he would like to do at this location.

File Contains:

1. Complete Application
2. List of adjoining property owners
3. Full Environmental Assessment Form – Part 1 completed
4. Sketch Maps
5. 239M Referral from Steuben County Planning Department – Indicated for the discussion to based upon facts
6. Area tax maps (used for reference)
7. Response to list of questions from the Board during application process
8. Receipt of payment
9. Copy of survey
10. Notification of Public Hearing in Corning Leader

Board Questions/Concerns:

1. What do you want to do between the house and Route 54, is the display of boats and personal watercraft. Anything Else? Mr. Locey - About 2 or 3 boats and also the display of boat lifts.
2. Minimum boat repair in the garage? Mr. Locey – Yes.
3. Will the main building be residential? Mr. Locey – Yes with an office.
4. The area behind the residence will that be for storing boats w/access of Route 54 on existing driveway and the entrance of Back Valley Rd., for fire codes. Mr. Locey – Yes.

Public Questions/Concerns:

1. Marcia States – What is the maximum number allowed on property? Bob – Application showed 50. States – Can that be expanded on in the future? Bob – The Planning Board and CEO Department have discussed the placement of boats and there are only a number of spots available in the back yard. States – What color is the shrink-wrap? Bob – White. States – With the number of boats, motel and pending condo, is the Planning Board worried that the waterfront will be overrun with boats and personal watercraft? Bob- The Board has looked at some of these issues during the application process and has been in contact with any Attorney from the State; who advised the Board to look at what Mr. Locey does at his location. States – Does the Board have any Paring Rights? Bob – No. States - Even with the concern of the extra boats on the lake? Bob – No.
2. Bill Heuson – The rental boats will be in the front of the building and the back for storage. Mr. Locey – That is correct. Heuson – Main concerns for the surfacing in the back lot, water contamination and for the fence being put up at ground level. If it were put up at ground level the fence would be lower than road level. Any decisions made on these issues yet? Bob referred to Mr. Locey's responses to a list of questions the Board had asked (Refer to the Reopened Public Hearing from December 19, 02 that was reopened on March 4, 03). The DOT Highway permit recommended the drive to be widened. Mr. Locey submitted landscaping plan that offers a 6' vinyl privacy fence at ground level. Mr. Heuson – Can the land be built up along the Back Valley road to build the side up to ground level. Mr. Locey – I would have to put a 20' or 30' foot fence and do not own that close to the road. The only way that would be able to be done would be for the Town to do it. Mr. Heuson – Assume the Town would level that up and bring that portion up. Bob – We could explore changing the grade or applicant could put in some red cedar. They go in at a good height and grow fast. Mr. Heuson – I would prefer trees.
3. Mr. Dorhity – How extensive is the operation? Mr. Locey – I will display 3 to 4 rental boats out front and rent about 5 per week. I will only access the storage area. Small business w/money spent on landscaping and ascetics. The rental space will be about 200' and income will be from rental and storage. Mr. Locey also stated that he has an open door policy and if anyone may call with ideas. Mr. Dorihty – A concern for the environment. The Planning Board stated that Mr. Locey has addressed this issue. The Planning Board would like to improve the ascetics on the corridor into the Town.

Public Hearing Closed 7:55PM

Public Hearing: Opened 7:56PM

Cameron Dunlap Site Plan Review Application #2003-004. Site Plan Review for excavation on 7841 State Route 54 in Hammondsport. Owner/Applicant is Cameron Dunlap was present. Applicant applied once before with a plan that had buildings and withdrew application. Application is now only for excavation. Bob read narrative into minutes.

File Contains:

1. Notice of Publication in the Corning Leader
2. Completed SEQR
3. Letter from DEC – Regarding storm water management
4. Letter from DEC – Regarding applicability of Speed's Permit
5. Engineer Drawing – Grading plan at site
6. Sketch Map
7. Narrative from Applicant

Written Responses:

1. Don & Julie Turner – Indicated that they were opposed to any business or excavation on this property.
2. Daryl & Myna Marshall – Bob read the letter into minutes (please see attachment)

Board Questions/Concerns:

1. You paid \$20,000 for a bulldozer; do you have any experience operating one or will you hire help? Mr. Dunlap – Limited experience and will hire help.
2. It is the Board's understanding that you would like to start as soon as possible. This has been a really wet year; what kind of precautions will you be taking? Mr. Dunlap – For the most part will be moving earth down. The property is wet at bottom and dryer up higher. Going to cut earth when it is ready.
3. Who have you contacted to move the earth and at what cost? Mr. Dunlap – The cost is around \$30,000 and has not hired anyone yet. I have been in contact with a company.
4. Have core samples been taken? Mr. Dunlap - No, but have been told that I am looking at largely gravel and possibly clay.
5. Is the plan to have two level pads? Mr. Dunlap – Yes and would be adjoined by a culvert. Plan has been submitted to Soil and Water Conservation. The area will be hydro seeded. A licensed engineer will be on site to help with erosion prevention.
6. Time frame? Mr. Dunlap – 90 to 120 days.
7. Plan for part being leveled? Mr. Dunlap - Seed. I have a concern for ascetics
8. Future Plans? Mr. Dunlap – Unknown timing for any future plans.
9. The backside of the hill, how will it compare to know? Mr. Dunlap – I would be a level pad w/vegetation cover.
10. Drop from road? Mr. Dunlap – 10' in center. Bath side 12' and Hammondsport side almost even. Pad even w/downhill side of property.
11. Change roadside ditch? Mr. Dunlap – No.
12. The DOT and County Planner have a concern for driveway cuts on Route 54. Would any additional drive cuts be needed? Mr. Dunlap – Midway in property would be helpful, but could work with the existing one.
13. If you do not get enough topsoil what will you do? Mr. Dunlap – the surface area is not going to change.
14. Will you create level areas and build to suite? Mr. Dunlap – No concrete plans at this time, but do have ideas.
15. On left side of the driveway it has a step bank; any intentions to alter that and the drop off Route 54 to the driveway. Mr. Dunlap – Plan is for lowering grade of driveway and no intentions of cutting bank. Most of bank on adjoining property.

16. Who designed the pond? Mr. Dunlap – Jody Freeman.
17. Water comes from? Jody Freeman – It is a dry pond for storm water and may hit water when start excavation. Plan does contain a detention basin.
18. Will the drive be widened? Jody Freeman – 20' to 24'. Bob – The Town's minimum requirement is 24' with a 50' right away. DOT also has requirements.

Public Questions/Concerns:

1. Steve Gee – Read letter of concern into minutes.
2. Lois Gee- They bought their house in any area in which they wanted to live. Not to be in the creep of corporation; but with in wildlife. Concern for no core samples being taken and an inexperienced person doing the work. Please look at Route 54 and what she would like to call poverty row. Feels we are destroying our town. Board – Cameron is not doing the work.
3. Marcia States – It seems like a lot of money has been spent; but hat is really going to happen on this location. Very concerned that applicant is going to extent of excavation and would like more evidence as to what it will be. Jody Freeman – The Town may allow him to go the grading work; but that is no guarantee that the Town or DOT would allow further development. No road at this time; only a construction entrance.
4. Mrs. Bussmann – Agrees with Mr. Gee and hopes Mr. Dunlap has the view in mind.

Additional Board Questions, Comments and Concerns:

1. The Town has a Comprehensive Plan that has been implemented. This project was applied for before the plan was implemented. At this time the Board does not know how it will affect this project.
2. Looking from the road; how far do you own up the hill? Mr. Dunlap - Own total of 78 acres; about 1/3 up the hill.
3. Future plans have to meet Town codes and there is no guarantee that anything can go on this property.
4. Why under go such a plan at this time with the cost; when you may not be able to develop? Mr. Dunlap – The plan is to make the property gorgeous. The plan has to be done in stages. Mr. Dunlap stated he is a risk taker and sees this as a very good risk. Plans in mind keep the quality of Hammondsport in mind. Not in his nature to destroy area.
5. Why is it not possible to be done with out the excavation? Mr. Dunlap – That is not the strategy chosen.
6. Application is to the land not the applicant. It is not the merits of people but to the applicant. Risk is not just the risk of the applicant. Applicants are playing with adjoining property owner's chips. Land excavation is non-reversible.
7. Jody Freeman asked if Mr. Dunlap is in compliance with existing zoning laws? The Board responded by stating that the zoning laws require this process to take place. Jody asked that if Mr. Dunlap is willing to take the risk on the property he owns and meet zoning laws and all necessary agencies contacted; why can't he proceed? The Board indicated that they need to consider, compliance with Town Code and Comprehensive Plan. CEO, Rethmel indicated that the Town Board also has to approve an excavation permit of this size.

8. Would the applicant be willing to post a bond? Jody Freeman – Private investors do not normally post bonds and she has never had a private investor post a bond. DEC Regulator Agency would handle any fines.
9. Who would put it back the way it was, if Mr. Dunlap failed to complete? Jody Freeman – There is no grounds for that.
10. Performance bonds are a guarantee for the Town and neighbors that the project will be put back in an ecstatic condition. Jody Freeman – You do not have that guarantee and private investors do not put bonds up.
11. The Board has required private investors to post bonds in the past.
12. Mr. Dunlap stated at this time he is not proposing more than excavation. Mr. Dunlap stated “At this time it sounds like the Board the feels that I do not have enough money to do this”. He also asked what would keep him from finishing this? The Board responded by saying that anything could keep him from finishing this project.
13. Mr. Dunlap asked the Board that with projects that were not completed, if the applications were complete when going in? The Board explained that the applications need to be completed to get approved. Some projects have gotten approved and have not completed contingencies that were placed on the approval.
14. Mr. Dunlap stated that the objection to the bond is the cost. He had been looking at the bonds and they are approximately 10% of project cost and he does not get back when project is completed. But, feels it is overall a good idea.

Public Hearing Closed 907PM

Regular Meeting: Opened 9:10PM

A. Old Business:

i. Subdivision:

1. Tarpon-No further submissions. CEO, Rethmel will get in contact with the Attorney representing Tarpin. Paul made a motion that upon notification from CEO, that application is complete Bob will set Public Hearing. Seconded by Betty. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
2. Henry Angelone-Not present

ii. Concept/Site Plan Review:

1. Morrison-Application has officially been withdrawn.
2. Herman Lapierre-Submitted new drawing today. New plan is to add an addition on the side of the existing building (Bath side). It would be 9' x 10' x 7' building. Board would be ok with the applicant encroaching on the set back to make the addition larger. New roof will intersect with the original roof on the existing building.

B. New Business:

i. Subdivision:

1. Dan Rechichi Application #2003-009. Applicant is Daniel and Christine Rechichi of 301 W. Washington Blvd., Bath, NY. The property owners are Rechichi and McMenus of same address. The propose of the project is to subdivide the total 131.62 acres to 1.) 3.1 acre 2.) 128.52 acre lots. Parcel 1 is to be annexed to adjoining parcel. Paul made a motion to set the public hearing upon notification from the CEO, that the application is complete. Seconded by Betty. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
- ii. Concept/Site Plan Review:
 1. Tom Muller Application #2003-010. Variance required for rear yard set back. Betty made a motion to waive any further review and defer judgment to ZBA. Seconded by Paul. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
 2. Bob & Diane McNary Application #2003-014. Proposed project is renovation of property with new decks, replacing existing decks, shingles, siding, boat house roof, replacing doors, replacing windows, porch posts, fence repair, kitchen renovations and bathroom renovations. Bob made a motion to waive any further review. Seconded by Paul. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye. Robinson had stepped out of the meeting.
 3. Mary Navone Application #2003-015. Variance is required for set back on lower lake road. Paul made a motion to waive any further review and defer judgment to the ZBA. Seconded by Bob. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.
 4. Mary and Richard Easton Application #2003-011. Proposed project is to remove existing screen porch and build new deck. Bob made a motion to waive any further review. Seconded by Paul. Magee-aye, Duggan-aye, Fitzpatrick-aye, Martuscello-aye, Robinson-aye.

C. CEO, Rethmel Report:

- i. Hubbard – Notifications of violations have been submitted.
- ii. Gary McDaniels – Application has been filled for a tire-changing garage on Mitchellville Hill Rd.

Next Meeting April 15, 03.

Bob made a motion to adjourn the meeting. Seconded by Paul and all was in favor.

Meeting Adjourned 10:10PM

Respectfully Submitted,



7301 Fish Hatchery Rd.
Bath, NY 14810
April 8, 2003

To: Town of Urbana, Planning Board
Hammondsport, NY

From: Darryl and Myrna Marshall
Re: The development of property on
Rte. 54S owned by C. Dunlop

Due to other obligations this evening, we are unable to attend this meeting. Because our property adjoins the acreage in discussion, we are very interested in what becomes of it for various reasons.

The geological conformations of this valley do not lend themselves to any building without first understanding the difficulties that the current valley residents have had in obtaining a usable water supply and being able to build a sewer system that will pass inspection. Excavation contractors and well drillers alike will guarantee nothing when working in our valley. They will tell you right up front that water is tricky to find, and that the drainage can be nil in a solid bed of clay and, or shale.

The way that Rte. 54 lies along side this property needs to be a very serious consideration, especially the way that excess water drains from the highway. If the land is re-configured with extensive excavation and drainage on this property is found to be undesirable, run-off from rain and snow can cause erosion and will create a new potential for seasonal flooding for the whole neighborhood.

These same geological formations create a beautiful, irreplaceable entranceway to Pleasant Valley. The drumlins should be preserved as much as possible by neither adding to nor subtracting from their uniqueness. Without disturbing the conformations, and with creative design and planning, we are sure that this area can be developed into lovely residential building lots. Without using creativity and thorough planning in advance, this area can easily be destroyed, creating an eyesore, multiple frustrations, and unhappy homeowners. No one wants that to become a reality.

Sincerely,

Darryl(Tom) and Myrna Marshall

Darryl & Myrna Marshall

04/08/20

**Cameron Dunlap
7841 Route 54
Bath,N.Y. 14810**

Town of Urbana – Public Hearing

Excavation permit to Section 52-3 and 88-6 for future business.

To this point in time this is a residential area.

Our concerns are:

Will this business operate and comply within the realm of a residential area with due consideration for the surrounding private homes?

What type of business?

Amount of traffic to be generated?

Able to accommodate customer parking?

Hours of operation?

What about weekend hours?

Noise factor?

Lighting factor – particularly at night diminishing the ability to view stars and creating glare in the neighboring yards?

Environmental factor – property is on a downhill slope: create run off; erosion; active stream bed near middle of property?

Visual aesthetics – hopefully adhere to a rural setting and not detract or reduce the value of the established homes in immediate proximity?

We appreciate the Planning Board consideration of the immediate and future impact that a business of this type may have on its Route 54 neighbors.

Thank you,


Steven and Louise Gee
7854 Route 54
Bath,N.Y. 14810

2/11/2003

Cameron Dunlap
417 West Lake Rd.
Hammondsport, NY 14840
Ph: 607-868-7005
Cell: 607-542-9005
Email: cam@gate.net

FEB 11 2003

2003-004

Mr. Robert Magee
Planning Board Chairman
Town of Urbana

Thank you for all your time and patience with me thus far. I appreciate it.

Regarding "The Lands of Cameron Dunlap". A property on Rt. 54, in the town of Urbana, located approx. 1 mile north of the Ira Davenport Hospital.

The property consists of 78 acres of which approximately 12 will be used in this project. At this time I am only seeking an excavation permit. The eventual use for this +/-12 acre area, closest to Rt. 54 will be commercial. The plan calls for 2 level pads to be created providing approximately 7 acres of level land. There is no current plan for any road cuts as the existing driveway will be used.

I have hired Allen Engineering (at significant expense) to create a solid/professional engineering plan that includes storm water and erosion plans as part of it. It is in the file.

The project involves moving approximately 64,000 yards of soil on the 12 acres. None will be exported from or imported to the site. Actually, most of it only needs to move a short distance.

The plan calls for approximately 1000 ft of silt fence and a siltation facility, which is the pond. These two parts of the project (as specified in the engineering drawings) will be done prior to any other work.

My hope is to break ground in the spring and own a 20,000 lb dozer for the job. I will also bring in 1 or 2 scrapers for 1 to 2 weeks to move the bulk of the earth. Barring any unforeseen, show stopping, complications, I expect to complete the project in 90 to 120 days. My intention is to start the project and not stop until it is completed. There will not be an unsightly mess for long, if at all.

If there are any questions or issues please don't hesitate to contact me.

Thanks again for your assistance.



Cameron Dunlap

Town of Urbana

41 Lake Street
Hammondsport, NY 14840

Town Clerk (607) 569-3743

Supervisor(607) 569 3741

Notice of Decision - Site Plan Review

Date: _May 7, 2003

To: _Cameron Dunlap_

Following the Public Hearing held on __April 8, 2003__ the Planning Board reviewed your Site Plan (Application #2003-004
Description of Project _____ Excavation in preparation for site development

By majority vote, it is the decision of the Planning Board that your application is

Denied for the following reasons: The site of this proposed 64000 cubic yard excavation is located on NYS Route 54, which is the western gateway to Hammondsport and Keuka Lake and is referred to as the "Route 54 Corridor". The immediate area is a residential cluster. The site is located in a three to four mile strip which is comprised of a drumlin field which creates a unique and picturesque topography. All other development in this area has been implemented within the confines of the existing topography, with an absolute minimum of cut / fill. The Town conducted a survey of Town and Village residences in preparation for an updated comprehensive plan. The results of this survey indicated that the area in the Route 54 Corridor should be highly regulated. Such an extensive alteration to the topography is an irreversible and unnecessary change totally incompatible with the surrounding area. In addition this proposed action is in preparation an open ended "will build to suit" commercial development project. This "blank check" approach leaves the Planning Board unable to identify or anticipate any additional potential impacts. The Planning Board believes that it is in the best interests of the community to reject this proposal.

Findings are attached.

The members of the Planning Board would like to thank you for your submissions and consideration. If you have any questions please contact the Town Clerk at (607) 569-2708



Planning Board Chairman

Town of Urbana

41 Lake Street
Hammondsport, NY 14840

Town Clerk (607) 569-3743

Supervisor(607) 569 3741

Documentation of Findings

Date: May 7, 2003

Site Plan Application #2003-004 - Cameron Dunlap

Description of Project _____ Excavation in preparation for site development.

In this matter the Planning Board makes the following Findings

1. SEQR review identifies potential environmental impacts and resulted in a Positive Declaration.
2. A Public Hearing was held April 8, 2003. All comments directed by the Public in attendance as well as written letters were unanimously opposed to this project.
3. The applicant is asking for an extensive excavation for a yet to be described project or projects. There is no guarantee that any proposed project(s) will materialize or meet Zoning should they materialize.
4. An examination of existing projects, both residential and commercial along Route 54 from the Bath Town line to the intersection of Route 54A illustrate that all development along this corridor has been implemented with an absolute minimum of cut and or fill, working with and preserving the prevailing terrain to the maximum extent possible. Such an extensive excavation is not in keeping with the surrounding properties.
5. The area affected by the proposed project is zoned Agricultural. The area has taken on primarily a low density residential nature.
6. The Town conducted a survey of Town and Village residences in preparation for modification of an updated comprehensive plan. The results of this survey indicated that the area along Route 54 from the Bath Town line to the intersection of Route 54A, referred to as the Route 54 Corridor is an important gateway to this community and should be highly regulated. The proposed excavation does not fit within the confines of this Plan.
7. The applicant has not provided nor taken any core samples to clearly define what will be exposed upon excavation.
8. The applicant has indicated that he is unwilling to provide a Performance Bond or similar instrument that would assure completion of this project.
9. The applicant has not identified any firm or individual that he has contracted with or consulted with known to be experienced and capable of performing such an extensive excavation.
10. The 239M County Referral indicated a concern regarding additional curb cuts on New York State Route 54
11. This Project would affect an existing stream(s) and alter natural drainage patterns.
12. This project would irrevocably alter the scenic view corridors enjoyed by the surrounding properties and those traveling along Route 54.
13. Applicant did not indicate any planned method of dust control during excavation.

Reasons Supporting This Determination:

The site of this proposed 64000 cubic yard excavation is located on NYS Route 54, which is the western gateway to Hammondsport and Keuka Lake and is referred to as the "Route 54 Corridor". The immediate area is a residential cluster. The site is located in a three to four mile strip which is comprised of a drumlin field which creates a unique and picturesque topography. All other development in this area has been implemented within the confines of the existing topography, with an absolute minimum of cut / fill. The Town conducted a survey of Town and Village residences in preparation for an updated comprehensive plan. The results of this survey indicated that the area in the Route 54 Corridor should be highly regulated. Such an extensive alteration to the topography is an irreversible and unnecessary change totally incompatible with the surrounding area. In addition this proposed action is in preparation an open ended "will build to suit" commercial development project. This "blank check" approach leaves the Planning Board unable to identify or anticipate any additional potential impacts. The Planning Board believes that it is in the best interests of the community to reject this proposal.

For Further Information:

Contact Person: Brian Flynn, esq.

Address: The Town of Urbana Municipal Office, PO Box 186, Hammondsport, NY 14840

Telephone Number: 607-569-3743

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of

Any person requesting a copy

All Involved agencies

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway Albany NY 12233-1750

**Town of Urbana
Planning Board Minutes
March 4, 03**

Board Members:	Robert Magee	Chairman
	James Duggan	Member
	Betty Fitzpatrick	Member
	Dave Oliver	CEO
	Carly McConnell	Recording Secretary
Public Present:	Cameron Dunlap	Bill Fries
	Linda Fries	Scott Grahman
	Ed Marks	Herman LaPierre
	Rich Morrison	Meg Morrison
	Wes Potter	George Welch, Attorney
	Lance Locey	

Public Hearing: Opened 7:06PM

Joseph Frissora Minor Subdivision Application #2002-008. Applicant/owner is Joseph Frissori of 8951 Smith Road, Hammondsport, NY. Proposed subdivision is at same location. Attorney, George Welch represents the applicant and was present at meeting. Applicant was not present. Purpose is to divide the total 26.889 acres into parcel 1.) 22.883 acres and parcel 3.) 4.006 acres as represented on survey. The Board is looking at parcels 1 & 3 only. Parcels 2 & 4 are located in the Town of Wayne. Purpose is to convey parcel 3 with lands currently in the Town of Wayne.

File Contains:

1. Exhibits:
 - a. 8-9 Application for Joseph R. & Alison Frissori
 - b. 8-7 Documentation of paid property tax
 - c. 8-6 Copy of Deed
 - d. 8-9 Additional correspondences
 - e. 8-2 Receipt of payment
 - f. 8-8 Sketch Map
 - g. 8-5 SEQR
2. Notice of Publication in Corning Leader for Public Hearing
3. Completed Application
4. Sketch Map
5. CEO Worksheet

Public Questions/Concerns: None
Board Questions/Concerns: None

Jim made a motion to close the public hearing and seconded by Betty. Magee-aye, Fitzpatrick-aye, Magee-aye.

Public Hearing Closed 7:17PM.

Regular Meeting: Opened 7:18PM

- A. Chairman Magee advised Board Members and Public that his Business Empire Graphics has done business with Lance Locey's family, Mr. LaPierre's business and Mr. Morrison's business. He asked the Board Members and Public if anyone felt he should excuse himself from the proceedings. There were no objections to him being part of the proceedings.
- B. Old Business – Subdivision
 - a. Joseph Frissori Application #2002-008.
 - i. SEQR Part II – Completed for Joseph Frissori. Upon Review of the information recorded on the EAF (Parts 1, 2, and 3 if appropriate), and other supporting information of each impact, it is reasonably determined by the Planning Board that this subdivision of land will not result in any large and important impact on the environment. I, Betty make a motion that a negative declaration be prepared. Seconded by Jim. Magee-aye, Fitzpatrick-aye, Duggan-aye.
 - ii. A negative declaration was prepared.
 - iii. Findings:
 - 1. Application complete
 - 2. Meets requirements of Town & State
 - 3. Portion of land labeled parcels 2 & 4 are located in Town of Wayne and not effected by this action
 - 4. Road frontage on Route 54; provides more than adequate road frontage for parcel 1.
 - 5. Parcel 3 is accessed by Smith Road
 - 6. Intent of applicant is to convey parcel 3 along with lands located in Town of Wayne.
 - 7. No negative impact found during SEQR
 - 8. No negative comment at Public Hearing.
 - iv. Based upon the finding, it is the determination of the Planning Board that the minor subdivision Application of Joseph Frissori meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Betty make a motion to approve the Joseph Frissori Subdivision as submitted, and to instruct the Chairman to sign the survey. Seconded by Jim. Magee-aye, Fitzpatrick-aye, Duggan-aye.

Regular Meeting Closed 7:34PM

Reopened Public Hearing on Lance Locey Application #2002-020 from December 19, 2002: Opened 7:35PM

Outstanding Issues Raised from the December 19, 2002 Public Hearing and Mr. Locey's responses to these issues.

1. DMV Sales License: The license does apply to the sale of boats and personal watercraft.
2. DMV Repair License: This license also applies and requires a DBA. A correspondence from the municipality stating a local license is not needed is also required.
3. Petroleum: Petroleum will be filtered from bilge water then the bilge water goes in the septic.
4. New York State DOT Highway Work Permit: Applicant got highway work permit. The permit expires on May 30, 03. Ray Kolo will be completing the work.
5. Landscaping: Fencing around storage yard with gate in back (off Back Valley Rd.) for fire code only. Gate in back is not intended for public use. Shrubs around fence.
6. Septic: Copy of septic permit (passed). Location indicated on map in file.
7. Any Special Requirements on the building for a repair Shop: Building inspector indicated to applicant that no alterations would be required. Applicant will be repairing front steps and adding a small deck.
8. Use of Town property for Business use: Permission to launch at Hammondsport Motel (launching only).
9. Easement from Clark Specialty: Draft version in file.
10. Special Use Permit Application: In file, along with receipt for payment.
11. Elevations: Submitted from County.
12. Sign Permit: Application & pictures of proposed sign. Location of sign indicated on map in file.

Public Questions/Concerns: None

Board Questions/Concerns: None

Public Hearing Closed 7:55PM

Regular Meeting Reopened: 7:55PM

A. Old Business:

a. Subdivision – Preliminary

i. Henry Angelone Application #2003-003

1. Applicant/owner is Henry Angelone of 9609 Middle Rd., Hammondsport. Location of proposed subdivision is Urbana Hill Rd., Hammondsport. Purpose is to divide 36.125 acres into 1.) 17.706 2.) 18.419 acre lots. Mr. Angelone has given written permission for Cameron Dunlap to speak on his behalf. Project can be done if parcel 2 is annexed or sold to adjoining property owners. Board held discussion and will contact Mr. Angelone.

B. New Business:

- a. Special Use Permit:
 - i. Lance Locey Special Use Permit Application #2003-001.
Equipment rental and sales yard located on Route 54, Hammondsport. Five spots along Route 54 for the sale and rental of boats, personal watercraft and/or boat lifts. Boat storage in back yard (along Back Valley Rd.) for approximately 50 boats. Landscaping plan included in application. Betty made a motion to permit Chairman, Magee to request the Town Clerk to set a public hearing at the earliest time permitted by law. Seconded by Jim. Magee-aye, Fitzpatrick-aye, Duggan-aye.
- b. Site Plan Concept:
 - i. Ed Marks & Scott Graham Application #2003-005.
Applicant/owner of property is Ed Marks and Susan Hartley of 1293 Hoffman Hollow Rd., Lowman, NY. Location of property is 8998 W. Lake Rd., Hammondsport. Purpose of the project is to add a second floor to the existing structure. Betty made a motion to notify the CEO, that the Planning Board is waiving any further review. Seconded Jim and all were in favor.
 - ii. Rich & Meg Morrison Application #2003-008. Applicant is Rich and Meg Morrison of 9673 Silsbee Rd., Hammondsport. Location of proposed property is Route 54, Hammondsport. Proposed project is auto sales, paintball course, paintball store and professional office. Mr. and Mrs. Morrison are purchasing the property from the estate of Dick Sherer. The property contains a barn and a cabin. Auto sales would be located at the front of the building. The paintball store and professional building will be located in the rear of the building. The paintball course will be located behind the Vinehurst Motel (with a buffer between the two). Customer parking will also be located behind the barn. The Finger Lakes Trail runs along side the right away. It is possible for Mr. Morrison to move Morrison Motors from Bath to this location. Applicant stated he would be willing to close of the front of the property along Route 54 and use the right away for the main entrance to the property. Applicant would like to open in the spring. No physical alterations to the building will be made. Only cosmetic changes at this time. Applicant would be required to have a sign permit. Bob made a motion to move to full site plan review. Seconded by Jim. Magee-aye, Fitzpatrick-aye, Duggan-aye.
 - iii. Dr. Lin Application #2002-025. Applicant is Wes Potter of 7090 Wagner Hill Rd., Bath. Owner of the property is Dr. Lin of 320 East Lake Rd., Hammondsport. Proposed property location is of the same address of Dr. Lin. Proposed project is to take out the old boatlift and build a permanent one. The current boatlift is removed in the winter. The boatlift is located on the side of the existing

dock when in the water. The boatlift has a vinyl cover. When installed it sits 10' to 12' out of the water.

- iv. Herman LaPierre Application #2003-006. Applicant/owner of property is Herman LaPierre of 10928 Mattoon Rd., Prattsburg, NY. Location of proposed property is Route 54, Hammondsport. Purpose of the project is to construct a 16' x 20' structure for a walk in ice cream shop. This structure would be detached from the existing structure. A fence would be placed along the adjoining property. The plan has included 7 new parking spaces and a split rail fence separating the driveway and the new parking spaces. Going to connect the new structure to the existing septic. Betty made a motion to move to full site plan review. Seconded by Jim. Magee-aye, Fitzpatrick-aye, Duggan-aye.
- v. Cameron Dunlap Application #2003-004. Applicant/owner of property is Cameron Dunlap 417 W. Lake Rd., Hammondsport. Project location is Route 54, Hammondsport. Purpose of project is excavation for future use. Excavation Permit only. Board will set a public hearing.

C. Forms & Procedures:

- a. Bob had a meeting with Dick Gardiner, Terry Debuck, Marvin Rethmel and Dave Oliver regarding the forms. Bob and Dave are going to form a master application and process.

D. Other

- a. Curtiss Museum Sign: The Board will indicate a positive response to the ZBA

E. Minutes:

- a. Minutes were reviewed from February 4, 03. Jim made a motion to approve minutes as submitted. Betty seconded and minutes were approved.

Betty made a motion to adjourn. Seconded by Bob and all were in favor.

Meeting Adjourned 10:50PM

Respectfully Submitted,


Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
February 4, 03**

Board Members:	Robert Magee	Chairman
	Jim Duggan	Member
	Paul Martuscello	Member
	Betty Fitzpatrick	Member
	Carly McConnell	Recording Secretary
Public Present:	Cameron Dunlap	
	Chris Valkenburgh, Attorney	

Regular Meeting: Opened 7:10PM

A. Reviewed Minutes

- a. Minutes were reviewed from December 19, 02. Betty made a motion to approve minutes as amended. Paul seconded and minutes were approved.
- b. Minutes were reviewed from January 7, 03. Jim made a motion to approve minutes as amended. Bob seconded and minutes were approved.

B. Site Plan Review:

- a. Cameron Dunlap Application #2003-004. Application is for an excavation project for future commercial use. Applicant is Cameron Dunlap of 417 West Lake Rd., Hammondspport. Project location is Route 54, Hammondspport. Mr. Dunlap addressed the Board.

C. Subdivision-Preliminary Review:

- a. Diane Lee Tarpin Application #2003-002. Attorney, Chris Valkenburgh was present to represent Diane Tarpin. Applicant / Owner is Diane Tarpin of 8260 Route 54A, Hammondspport. Subdivision property is of the same address. The purpose of the project is to divide into 2 lots from a lot of 60' x 200' with an L shape extension of approximately 60' x 60'. Lot 1 would be 60' x 200' and Lot 2 would be 60' x 60'. Lot 2 will be added to Tax Map #118.13-1-8 / Lauferswiler's. Jim made a motion declare this project a minor subdivision of 2 parcels. Seconded by Paul and all was in favor.
- b. Henry Angelone Jr. Application #2003-003. Applicant and/or a representative for the applicant were not present for the meeting. Chairman, Magee will have the Clerk notify Mr. Angelone of the next meeting.

D. Building Permit Fee Schedule:

- a. Board held discussion and will forward the following recommendations:
 - i. Late file fee should be equal to the cost of the actual fee (x \$100,000 project would require a \$125 Building Permit Fee plus late file fee \$125).
 - ii. The Board does not agree with the allotted hours. Fees should be set to compensate with average project.

E. Set Public Hearing Date:

- a. Al Hussaini Subdivision – Jim made a motion that upon notification of receipt of completed application; Chairman, Magee can set a public hearing. Seconded by Paul and all was in favor.

F. Old Business:

- a. Matt Allen – The ZBA Hearing found in favor of Mr. and Mrs. Deegan. Requiring Mr. Allen to apply for Site Plan Review and have a Special Use Permit. Mr. Allen's property is up for sale at this time.
- b. Lance Locey - Attorney, Flynn is going to contact the DOT.
- c. Board received a letter from Alta Bedner; regarding Celto Lindo. The Board will forward the letter to the Code Enforcement Department.
- d. Board discussed numerous complaints and incidents regarding used car sales on Route 54 and will forward complaints to Code Enforcement Department.
- e. Board discussed Jaquier residence and will forward concerns to Code Enforcement Department.

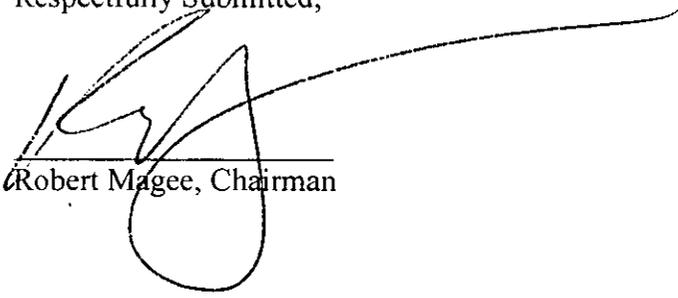
G. New Business:

- a. Board will contact the Beautification Committee regarding the availability of trees for existing Route 54, commercial areas.

Jim made a motion to adjourn. Seconded by Paul and all were in favor.

Meeting Adjourned 8:55PM

Respectfully Submitted,


Robert Magee, Chairman

**Town of Urbana
Planning Board Minutes
January 7, 03**

Board Members:	Robert Magee	Chairman
	Jim Duggan	Member
	Betty Fitzpatrick	Member
	Paul Martuscello	Member
	Randy Robinson	Member
	Carly McConnell	Recording Secretary
Public Present:	Frank Curran	

Regular Meeting: Opened 7:10PM

- A. Comprehensive Planning:
 - a. Bob Magee and Jim Duggan attended the Comprehensive Planning meeting. The meetings are held the first Tuesday of each month at 11am. The proposed Timber Law was discussed. Jim Pitt (retired from the DEC) addressed the meeting regarding the Timber Law. The law will be modified per suggestions from him and the Board. The Timber Law is expected to pass at the next meeting. Also, at the next meeting the Sign Law and the Route 54 corridor is to be discussed.
- B. Reviewed Minutes:
 - a. Minutes were reviewed from December 2, 02. Jim made a motion to accept minutes as submitted. Paul seconded and minutes were approved.
- C. Site Plan Review:
 - a. Peter Jenks Application #2002-024: The purpose of the project is to construct an addition to be used for Church Ministry and education. The addition would be on the existing Harvest Baptist Church building at 7560 Bath/Hammondsport Rd., Hammondsport. Applicant is Peter Jenks at 7860 Route 54 N., Bath. Board held discussion. Bob made a motion to proceed to full Site Plan Review. Seconded by Randy. Magee-aye, Duggan-aye, Martuscello-aye, Robinson-aye, Fitzpatrick-aye.
 - b. Dr. Lin Application #2002-024: The purpose of the project is to take out and old boatlift and build a perminate Boathouse for year round storage. The structure would be enclosed on the sides and roof with a boat hoist under the roof structure. Applicant is Wes Potter at 7090 Wager Hill Rd., Bath. Owner of property is Dr. Lin of 320 East Lake Rd., Hammondsport. Board held discussion. Bob made a motion to proceed to full Site Plan Review. Seconded by Betty. Magee-aye, Duggan-aye, Martuscello-aye, Robinson-aye, Fitzpatrick-aye.
 - c. Dr. Al Hussanini Application #2002-022: No new information
- D. Old Business:
 - a. Curtis Museum Application #2002-023: Bob reported that CEO, Oliver read the code and calls a 3-D object, who's intent is to attract a sign.

CEO, Oliver has advised the applicant (Marcia Coon) that a sign permit is required and suggested she also apply for a variance.

- b. Lancy Locey Application #2002-020: Bob reported that CEO, Oliver considers the intended business a rental/sales and storage yard and not a retail or wholesale. A Special Use Permit would be required. County Planner, Greg Heffner returned the M239 Referral. Board will make the Town Board aware of Mr. Locey's intentions of using the public boat launch and the Board's concerns. Bob reported that he has been in contact with Terry Debuck regarding application. Mr. Debuck is waiting for information from applicant and believes there will be several requirements that are going to be needed.

Jim made a motion to adjourn. Seconded by Paul and all were in favor.

Meeting Adjourned 8:05PM

Respectfully Submitted,



Robert Magee, Chairman