

**Town of Urbana  
Planning Board Minutes  
June 4, 2008**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Mike Adams	Alternate Board Member
	Robert Magee	CEO
<b>Public Present</b>	Carly McConnell	Recording Secretary
	Mike & Anthony Cavallaro	Marcia Coon

**Regular Meeting:** Opened 7:01PM

- A. Minutes
  - a. Minutes were reviewed from the regular meeting on May 6, 2008. Mr. Mitchell made a motion to approve the minutes of May 6, 2008 as submitted. Seconded by Mrs. Fitzpatrick.
- A. Old Business:
  - a. Site Plan Reviews:
    - i. Ralph Brewer-No new submission
    - ii. Mike Cavallaro-Applicant submitted new plans. Board & applicant reviewed new submissions. CEO, Magee reviewed the new plans and indicated that the plans were ok and no variances were required. Mrs. Fitzpatrick made a motion to move to full site plan review and to set up a public hearing at the next meeting. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Fitzpatrick-aye, Mitchell-aye, Robinson-aye.
  - b. Subdivision:
    - i. Beatrice Smith-Applicant will be making a new submissions
    - ii. Catherine Powell-No new submissions.
    - iii. James Stratton-No new submissions.
    - iv. Martin Ellis-No new submissions.
- B. New Business:
  - a. Concept/Site Plan Review:
    - i. Stephen & Maureen Hicks Application #2008-039. Applicants are Stephen & Maureen Hicks. Property owner is Ann Early. Applicants and property owner were not present a meeting. Marcia Coon was present to represent the applicants. File contains letter for Ms. Coon to represent applicants. Board held discussion with Ms. Coon. The proposed project is to demolish the existing cottage and to construct a 3 bedroom house. A new septic system will also be put in. Mr. Robinson made a motion to move to full site plan review. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Fitzpatrick-aye, Mithcell-aye, Robinson-aye.
- C. ZBA:
  - a. Richard & Helen Frey-
    - i. After review and discussion of application #2008-038 the Planning Board recommends a negative determination by the ZBA, and submits an unfavorable opinion for the following reasons:
      - 1. No hardship has been demonstrated by the applicant.
      - 2. No evidence of any "ice damage" is offered by the applicant, nor any similar claims from others during the time referenced. Photos of the dock taken in 2005, two

years prior to the alleged "ice damage" show structural deterioration from lack of maintenance, not ice.

3. Conversations with the CEO indicate alternative options are available that will serve the health and safety of the applicants, not infringe on potential property use, and respect the neighbors property rights.
4. The purpose of Urbana Code 65-2 is to "ensure safe recreational use, and establish fair, consistent, and uniform standards." The application request does not meet the spirit or intent of Chapter 65.
5. Urbana Code 65-9 (2) "A nonconforming mooring and berthing facility or other structure may be made to be in conformance."

D. Planning Issues:

- a. The Board held a discussion on a resolution regarding stairway construction. The Town of Urbana Planning Board does hereby resolve that the minimum review standards for all stairways constructed within the Town shall be those standards set forth by the NYS Uniform Fire & Building Codes; by motion from Mr. Mazzella. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mazzella-aye, Fitzpatrick-aye, Mitchell-aye, Robinson-aye.

E. Motion to Adjourn:

- a. Mr. Robinson made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick.
- b. Meeting adjourned at 9:05PM

Respectfully Submitted,

Carly McConnell, Recording Secretary