

**Town of Urbana
Planning Board Minutes
July 1, 2008**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Mike Adams	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Mike & Anthony Cavallaro	Marcia Coon
	Dominic Romeo	Lois Spreen
	P. Spreen	Valerie Pollay
	Donna Kittle	Peter Baker, Esq.

Public Hearing: Opened 7:02PM

Beatrice Smith, 302 Windham Ave, Syracuse NY has applied for a minor subdivision of land on behalf of Hotel Sierra Properties (of the same address). The applicant is requesting a subdivision of land to divide of 46.439 acres into 2 parcels of (1) 38.739 acres and (2) 7.700 acres. The property is located on Greyton H. Taylor Memorial Drive in Hammondsport. Applicant was unable to attend the meeting. Donna Kittle was present to represent the applicant in this matter. File contains letter of authorization for representation.

Public Questions/Concerns:

1. Valerie Pollay inquired about the intended use of the property. Ms. Kittle indicated that the subdivision of land was to create two separate parcels; to construct a residence on each parcel.

Board Questions/Concerns: None

Public Hearing Closed: 7:05PM

Public Hearing: Opened 7:06PM

Mike Cavallaro, 84 Corning Blvd, Corning NY has applied for a Site Plan Approval for construction of a residence at 10523 East Lake Rd., Hammondsport. The property is owned by Mark & Todd Cavallaro. Mike Cavallaro was present to represent the owners regarding this matter. The file contains a letter of authorization for representation. The Board held a discussion with the applicant regarding the watershed report (file contains report). The Board is requesting stamped (by a NY PE) drawings to be submitted. The Board is requesting a determination in writing from Building Inspector, Terry Debuck; to determine if the project is considered a remodel or new construction.

Public Questions/Concerns:

1. Lois Spreen inquired about the 2nd & 3rd floors and there need for a variance. Mrs. Spreen was concerned with the height of the new structure.
2. Mr. Romeo questioned the need for approval now; when approval was granted a year ago. Mr. Cavallero indicated that the approval last year was for a variance. Mr. Romeo was concerned that the existing house extends to a 1" of his property, the height, foot print & size of new structure. Mr. Romeo questioned how construction is going to be accomplished with out encroaching on neighbor's property. Mr. Cavallero indicated that they will not be on any of their neighbor's property during construction.

Board Questions/Concerns: None

The Board is unable to move forward until the applicant provides stamped (by a NY PE) plans and a written determination from Terry Debuck, regarding new construction or remodeling.

Public Hearing Closed: 8:00PM

Regular Meeting: Opened 8:01PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on June 4, 2008. Mr. Mazzella made a motion to approve the minutes of June 4, 2008 as submitted. Seconded by Mr. Hann.

A. Old Business:

a. Site Plan Reviews:

- i. Ralph Brewer-No new submission.
- ii. Stephen & Maureen Hicks- Marcia Coon submitted new plans on the applicant's behalf. Chairman Robinson & CEO, Magee reviewed the new plans prior to meeting. CEO, Magee had indicated to Chairman Robinson, that he needed dimensions from the applicant/Ms. Coon to determine if the structure is a 2 or 3 story building. Also, CEO Magee questioned if the attic was going to be finished. The Board held discussion w/Ms. Coon. Ms. Coon indicated that the attic is not going to be finished and that she needs to confirm Uniform Building Codes for a sprinkler system. Due, the applicants plan to have a roof garden with access from the attic. The Board advised the applicant that a demolishing permit is required to demolish the existing structure. After a written determination from CEO, Magee regarding the number of floors and completed application; the applicant can go to a public hearing.

b. Subdivision:

- i. Catherine Powell-No new submissions.
- ii. James Stratton-No new submissions.
- iii. Martin Ellis-No new submissions.

B. New Business:

a. Subdivision:

- i. Tom Duda – Board held discussion on the application. Applicant was not present at the meeting. Chairman Robinson will send the applicant a letter.

C. Old Business Cont.:

a. Beatrice Smith:

- i. SEQR Short Form Part II Completed
 1. Mr. Mazzella made a motion to base on the information and analysis and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Mazzella-aye, Hann-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
- ii. Findings
 1. No negative impacts found-SEQR, unlisted classification.
 2. Application complete.
 3. As submitted minimum road frontage is not met; provisions will be made.
 4. Action is declared to be a minor subdivision.
 5. No negative comments at the Public Hearing.
- iii. Mr. Hann made a motion to accept the findings. Seconded by Mr. Adams. Roll Call Vote: Mazzella-aye, Hann-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
- iv. It is the determination of the Planning Board that the minor subdivision application of Beatrice Smith Lack meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I

Mrs. Fitzpatrick make a motion to approve the Beatrice Smith subdivision; conditional upon a driveway to be constructed providing the minimum of 250 foot of road frontage for each newly created lot and a deed describing an irreversible permanent 50 foot right of way from existing highway. The said driveway shall be a minimum of 20 feet in width for the travelled portion, shall be crowned at a 1 percent slope with ditches and drainage devices installed. A for mentioned driveway shall be constructed with a minimum of 12 inches of compacted gravel in the travelled portion. Accepted measures to prevent soil erosion shall be observed. Upon completion and a written satisfactory report from Highway Superintendent, Buckley and Planning Board, The Chairman will sign and stamp the surveys. Seconded by Mr. Mazzella. Roll Call Vote: Mazzella-aye, Hann-aye Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

D. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Hann.
- b. Meeting adjourned at 9:10PM

Respectfully Submitted,

Carly McConnell, Recording Secretary