

**Town of Urbana
Planning Board Minutes
August 5, 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	Roland Baird	Bill Hewson
	Lance Locey	

Regular Meeting: Opened 7:00PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on July 1, 2008. Mr. Mitchell made a motion to approve the minutes of July 1, 2008 as amended. Seconded by Mrs. Fitzpatrick.

A. Old Business:

- a. Site Plan Reviews:
 - i. Mike Cavallaro- No new submission.
 - ii. Stephen & Maureen Hicks- CEO, Magee is waiting on information from Marcia Coon; before making a determination on the number of stories.
- b. Subdivision:
 - i. Catherine Powell & Steve Campbell. Both applications are currently over 1 year old. Chairman, Robinson will contact both applicants.
 - ii. James Stratton-CEO, Magee has been in contact with applicant.
 - iii. Martin Ellis-Applicant's submissions were not received with in the time requirement to set up a public hearing for the August meeting.

B. New Business:

- a. Concept/Site Plan Review:
 - i. David Locco & Luke Kelly- Applicants were not present at meeting. Applicants will be put on the agenda for the regular meeting in September.
 - ii. Lance Locey-Applicant is looking at the possibility of building a 100' x 200' metal building for boat storage; located at Keuka Watersports. The building would be placed behind the existing building in the current boat storage area. The proposed building would have 3 levels of boat storage. Applicant indicated that the height would be at the maximum height allowed. The current lot size is 100' wide. Board held discussion with applicant and advised him to stay with in set back requirements of the Town of Urbana Code.
- b. Subdivision:
 - i. Roland Baird-Applicant has applied for a subdivision of land located at 8261 Main St. Ext in Hammondsport. The proposed project is to divide the total 1.41 acres into 6 lots. Applicant's intended use for the newly created lots is to put a modular home on each new lot. The property is located in a residential zone. A residential zone requires each lot to be a minimum of 75' in width and 10,000 square feet. The Board has declared this subdivision a major subdivision. The Board advised the applicant of the following:
 1. Any subdivision with 5 or more newly created lots is considered a major subdivision.

2. An improved road; built to Town of Urbana code would be required to allow access to all of the lots. A cul-de-sac would be required at the end of the access road.
3. Applicant to contact CEO, Magee regarding the minimum standard requirements for major subdivision and access road.

C. Motion to Adjourn:

- a. Mr. Hann made a motion to adjourn the meeting. Seconded by Mr. Mazzella.
- b. Meeting adjourned at 8:05PM

Respectfully Submitted,

Carly McConnell
Recording Secretary