

**Town of Urbana
Planning Board Minutes
November 1, 2010**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Tom Marshall	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Martha Treichler	R. Treichler
	Carlos Armante	Edward Stull
	David Larrimore	

Public Hearing: Opened 7:04PM

John Weaver, 7400 County Route 14, Bath NY; has applied for a minor subdivision of land at his property. The proposed subdivision is to divide the total 69.879 acres into (1) 64.880 acre lot and (1) 4.999 acre lot. The 64.880 acre lot is vacant land and the 4.999 acre lot has a residence on it. Applicant not present at meeting. Applicants representative; David Larrimore was present.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:07PM

Opened 7:07M

Martha Treichler, 7988 VanAmburg Rd, Hammondsport; has applied for a major subdivision of land at this location. The proposed subdivision is to divide to total 107.79 acres into the following lots.

Lot 1 – 23.76 acres

Lot 2 – 27.88 acres

Lot 3 – 18.76 acres

Lot 4 – 26.01 acres

Lot 5 – 6.95 acres

Lot 6 – 4.43 acres

Chairman, Robinson when reviewing the application; discovered that the total acreage represented on the application is the total of 3 deeded parcels. The Board reviewed the information from Chairman Robinson and the applicants. Board discussed the options available to the applicant in order to proceed with the subdivision. Options available are to put all lots on one deed or apply for 3 separate subdivisions.

Public Questions/Concerns: None

Chairman, Robinson made a motion to recess the public hearing until the next regular meeting; to give the applicants time to decide how they are going to proceed and to make any necessary changes. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Mazzealla-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

Recessed 7:27PM

Regular Meeting: Opened 7:09PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on October 4, 2010. Mr. Mitchell made a motion to approve the minutes of October 4, 2010 as submitted. Seconded by Mr. Marshall. All in favor.

B. Planning Issues:

- a. Tim Tompkins – Snug Harbor: Deputy Clerk, Perry sent a letter to the applicant; requesting the status of his file. Mr. Tompkins responded to the letter and the Board reviewed the letter. The Board did not request the Deputy Clerk to send the letter to the applicant.
- C. Concept Review / Special Use Permit:
 - a. Carlos Armante: Applicant is requesting a permit to place a camper at his business located on Route 54. To be used for office space for him and for a location for his parents to watch his son during work day. Per Town of Urbana Code; campers are only allowed to be parked at your primary residence with out any permits. Applicant indicated that black & grey water can be removed via a portable tank. Applicant also stated that he will not use the camper for living space. The Board advised the applicant to contact Town Official Terry Debuck regarding the waste water and electric hook up and to get a written decision. Mr. Mazzella made a motion to waive any further review on the site plan application. Seconded by Mr. Mitchell. Roll Call Vote: Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye. Per Town Code the Special Use Permit can not be waived. When the CEO, Magee determines the application to be complete; it can be set up for a public hearing.
- D. Old Business:
 - a. Subdivision:
 - i. Weaver:
 - 1. SEQR Short Form Part II Completed
 - a. Mrs. Fitzpatrick made a motion based on the information and analysis and 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 Mr. Mazella. Roll Call Vote: Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye
 - 2. Findings
 - a. No negative environmental impacts found-SEQR, unlisted classification.
 - b. Application is complete.
 - c. Action declared to be a minor subdivision.
 - d. No negative comments at the Public Hearing.
 - e. Both parcels meet the spirit and intent of Chapter 93-6, Subdivision of Land
 - i. Mr. Mitchell made a motion to approve the findings. Seconded by Mr. Marshall. Roll Call Vote: Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
 - f. It is the determination of the Planning Board that the minor subdivision of the Weaver’s meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mr. Mitchell made a motion to approve the Weaver application as submitted. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robbinson-aye.
- C. Motion to Adjourn:
 - b. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Mitchell
 - c. Meeting adjourned at 8:30PM

Respectfully Submitted,

Carly McConnell
Recording Secretary