

**Town of Urbana  
Planning Board Minutes  
December 6, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Carly McConnell	Recording Secretary
<b>Public Present</b>	Martha Treichler	R. Treichler
	Joe Treichler	Bob Deseyn
	Michael Hanna	Ian Wydra
	Carlos Armante	

**Public Hearing:** Re-Opened 7:04PM

Martha Treichler – Application #2010-006. Public Hearing from November 1, 2010 was re-opened. The Board reviewed new submissions from the applicant. All lots are now listed as one deeded parcel.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:06PM

Opened 7:06M

Carlos Armenta, 7500 State Route 54, Bath is requesting an amendment to his special use permit; to located a travel trailer at his business location at the above address. Applicant is seeking relief from Town Code 105-60.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed 7:10PM

**Regular Meeting:** Opened 7:11PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on November 1, 2010. Mr. Mitchell made a motion to approve the minutes of November 1, 2010 as submitted. Seconded by Mr. Mazzella. All in favor.

B. New Business:

a. Concept Review:

- i. Ian Wydra has applied on behalf of property owners Ronald & Heidi Lowenstein. The proposed project is the construction of a second story living space on the existing one story residence at 198 West Lake Rd, Hammondsport. All new construction will remain within the existing foot print. Applicant has indicated that architectural drawings have been submitted to Terry Debuck. Board is requesting a written decision regarding the waste water system. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye. Chairman Robinson will notify the Clerk to schedule a public hearing as soon as the application is complete.

b. Subdivision:

- i. Katie Durand has applied for a subdivision of land; located at 8421 Vogt Rd, Hammondsport. Robert Deseyn was present to represent the applicant for this application. The proposed subdivision is to divide the

total 14.701 acres into (1) 3 acre lot and (1) 11.701 acre lot. Lot 2 (11.701 acre lot) would not meet the minimum requirement of 250' of road frontage. Chairman, Robinson could not find a reference to the Grape Street listed on the survey as being a town approved road. Board discussed options with Mr. Deseyn to meet the 250' of road frontage. Lot 1 will be sold and lot 2 will be retained. Chairman Robinson will notify the Clerk to set up a public hearing for the applicant as soon as the file is complete.

C. Old Business:

a. Martha Treichler

i. SEQR Short Form Part II Completed

- a. Mr. Hann 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. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

ii. Findings

1. No negative impacts found-SEQR, unlisted classification.
2. Application complete.
3. Action is declared to be a major subdivision.
4. No negative comments at the Public Hearing.
5. Parcels meet the spirit and intent of chapter 93-7, Subdivision of Land.

- a. Mr. Mitchell made a motion to approve the findings. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- iii. It is the determination of the Planning Board that the minor subdivision of the Treichler'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 Treichler application as submitted. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- b. Carlos Armante – The Board held a discussion with applicant regarding placement & screening options for the camper, dumpster, shed and etc. The screening (fencing) would become a permanent structure and would not be removed after the camper is taken out. The Board advised the applicant to remove the sign on the property that is falling down; on behalf of CEO, Magee.

i. 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. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

ii. Findings

1. No negative environmental impacts found-SEQR, unlisted classification.

2. Application complete.
3. No variances required.
4. M239 referral received from the County Planner deferring to local authority.
  - a. Mrs. Fitzpatrick made a motion to approve the findings. Seconded by Mr. Robinson. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
- iii. Mr. Mitchell made a motion to approve the amendment of the special use permit. Conditional upon the following:
  1. The RV camper shall be placed on the southeast end of the current structure.
  2. The RV, sheds, and dumpster shall be screened with a privacy fence running parallel to route 54. Said screen shall be a minimum of six (6) feet in height, have the finished side facing the road, be of solid wood construction and be of sufficient length to screen the aforementioned.
  3. This special use permit expires for the RV camper on May 10, 2011. The screening must remain and be maintained after this date.
  4. The applicant acknowledges he will remove and discard the current "bill board" sign on his property.
    - a. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson

D. ZBA Opinion

- a. Rod Pederson: The Board discussed the application and chooses not to enter any formal opinion in this matter.

E. Motion to Adjourn:

- a. Mr. Mazzella made a motion to adjourn the meeting. Seconded by Mr. Hann.
- b. Meeting adjourned at 8:38PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary