

**Town of Urbana
Planning Board Minutes
June 4, 2012**

Board Present: Randy Robinson Chairman
Betty Fitzpatrick Board Member
Andy Mazzella Board Member
Norm Hann Board Member
Jim Mitchell Board Member
Marietta Nye Recording Secretary

Board Absent: Tom Marshall Alternate Board Member

Public Present: Daniel Williams, Robert and Pamela Wilson, Catherine Powell, Joe Meade, Michael Campanelli, John Lusk, Linda Giglio, John M. Giglio, Mike Doyle.

Open Public Hearing: 7:02 p.m.

Daniel and Sandra Williams-Application #2012-020, seek a Special Use Permit, For property at 9310 County Rte 76, Hammondsport, New York 14840, pursuant To Chapter 105-10 of the Town of Urbana Code with the intent to establish a Pottery studio and retail shop to sell pottery.

- No public comments.
- No board comments.
- Defer to 239m referral to be returned from the county.

Close Public Hearing: 7:04 p.m.

Open Public Hearing: 7:04 p.m.

Carolyn Hopkins – Application 2012-018 seeks a Special Use Permit, for her property at 9396 County Route 76, Hammondsport, New York 14840, with the intent to establish a retail shop to sell Art and Antiques.

- No comments from the public.
- No comments from the board
- Defer to the 239m referral to be returned from the county

Close Public Hearing: 7:07 p.m.

Open Regular Meeting at 7:07 p.m.

Minutes:

- Minutes were amended prior to the meeting by Chairman Robinson.
- On motion to accept minutes as amended made by Board Member Fitzpatrick and seconded by Board Member Hann, and being carried by all voting Aye, the motion was approved.

Old Business.

Concept Review/Site Plan Review

- Heather Mitchell/Dan Walsh application #2011-112 and application #2012-014. Applicants have submitted for the file, a release from them allowing Charles Schultz to represent them as their architect.
- Robert Wilson application #2011-080, Watershed report from Terry DeBuck was submitted to the file.

On motion to accept application as complete made by board member Hann and seconded by board member Mazzella and carried by roll call vote as follows:

Randy Robinson	Aye
Andy Mazzella	Aye
Norm Hann	Aye
Jim Mitchell	Aye
Betty Fitzpatrick	Aye

ON motion to waive further review made by board member Mazzella and seconded by board member Fitzpatrick, and Carried by roll call vote as follows:

Randy Robinson	Aye
Andy Mazzella	Aye
Norm Hann	Aye
Jim Mitchell	Aye
Betty Fitzpatrick	Aye

Subdivisions:

- Otracta 2011-111, no new submissions.
- Catherine Powell 2012-005, Ms. Powell was in attendance. No new submissions.
- Rodkey/Winslow 2012-004, deed information faxed to town by attorney Reed. Placed in file for review by Planning Board.
- Leonard and Elsie Wood – 2012-026, no new submissions. Awaiting Deed copy, school tax receipt, and corrected survey map. If completed, the application will be scheduled for a Public Hearing.

New Business:

On recommendation from Chairman Robinson, New Subdivision will precede Concept and Site review, to allow subdivision applicants, the opportunity to leave before the sometimes lengthy presentations of Concept and Site Review.

Subdivision:

- Jeffrey and Lutesha Watson- application #2012-035, at 7786 Bean Station Road, Hammondsport, NY 14840. Seek to subdivide their property of 64.85 acres, into three (3) lots. Parcel 1 to be 21.5 +/- acres, Parcel 2 to be 21.5 +/-, and Parcel 3 to be 21.5 +/- acres. Watson file tables as applicants were not in attendance.
- Joseph and Kelley Meade seek to subdivide their property at 8336 Pleasant Valley Road, Hammondsport. The property consisting of 35.153 acres is to be subdivided into two parcels. Parcel 1 will consist of 33.653 acres; and Parcel 2 to consist of 1.5 acres.
 1. Due to change, they need to have the survey show the acreage annexed to original acreage.
 2. Applicant needs to fill out Part 2 of the SEQR.

Concept Review/Site Plan Review

- Michael Campanelli – 2012-027. Applicant is seeking to construct a year round home at 9870 West Lake Road.
 1. House will have a smaller footprint, 24' from lake edge, and 2 story constructions.
 2. Applicant needs to get with Bob Magee to get approval of meeting code and to determine the need for a Variance.
 3. Applicant needs to use NYS engineer to review out of state plans.
 4. Applicant needs to meet with Terry Debuck to be sure that septic system meets code.

On a motion to set up Site Plan Review made by Jim Mitchell and seconded by Betty Fitzpatrick and Carried by all voting Aye, so moved.

- Gold Seal Enterprise, LLC, John Lusk architect representing John and Linda Giglio of P.O. Box 325, Hammondsport, NY 14840 Owners applicants.

The applicants have formed the corporation to purchase, restore and revitalize the property. This was an initial presentation to the Planning Board. The intent is to create a full service destination to serve the present and future needs of both residents and visitors to the region.

Applicants asked if the town would be able to draft a letter of support for the project. Some board

members showed concern of liability in doing so. It was suggested that any letter drafted be sent to John Ryan, town attorney, for approval.

On motion to go to a Site Plan Review, made by Betty Fitzpatrick and seconded by Andy Mazzella and carried by all voting AYE, so moved.

On the motion to recess till further review of the 239m referrals for Hopkins and Williams made by Board Member Andy Mazzella and seconded by Board Member Betty Fitzpatrick and carried by all voting Aye, the meeting recessed at 8:32 p.m.

Special session to review 239m referrals from the county, Meeting reconvened at 7:03 pm.

Randy Robinson, Norm Hann. Jim Mitchell were the board members present. As well as Marietta Nye, recording secretary.

Subdivision: Leonard and Elsie applicants need to be informed that they still need to provide 4 more surveys, copy of their deed, and copy of their 2011 school tax receipt.

Special Use:

Daniel and Sandra Williams. 239m referral asked that the Applicants call the County Highway department to answer Questions concerning parking. Applicant did so and the county was satisfied.

Part II SEQR filled out.

On Motion to accept ZEQR made by Jim Mitchell and seconded By Norm Hann and carried by all voting AYE, so approved.

On motion to accept findings made by Norm Hann and seconded By Jim Mitchell and carried by all voting AYE, so approved.

Special Use permit: no negative impact, Application complete And 239m concerns addressed.

On motion to grant Special Use permit by Randy Robinson And seconded by Jim Mitchell and carried by all voting AYE, so Granted. Letter to be sent notifying of restrictions.

Carolyn Hopkins. 239 m referral asked that the applicant contact The County Highway Department to address concerns about Parking. Applicant did so and the county was satisfied.

Filled out Part II of SEQR.

On motion to accept the SEQR made by Norm Hann and seconded By Jim Mitchell and carried by all voting AYE. So approved.

Review of Findings: no negative impact, 239m referral concerns Addressed and satisfied.

On motion to grant Special Use Permit made by Randy Robinson And seconded by Jim Mitchell and carried by all voting AYE, So granted.

On Motion to adjourn made by Jim Mitchell and seconded by Norm Hann and carried by all voting AYE, meeting adjourned at 7:21 pm.

Respectfully Submitted

**Marietta Nye
Recording Secretary**