

**Town of Urbana  
Planning Board Minutes  
April 2, 2012**

<b>Board Present:</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
	Marietta Nye	Recording Secretary

**Public Present:** Brenda Personius, Aletha Smith, Douglass Schuckers, Jeff Winslow, Marilyn Rodkey, Joe Meade, Mike and Rita Moretti, Catherine Powell, Debbie Meritsky, Tyler LaCroix, Shelly Fisher.

**Open Public Hearing at 7:00 pm**

**Public Hearing for Douglass Schuckers, Application # 2011-095.**

1. Mr. Schuckers is seeking a Site Plan Review approval for his property at 8319 Pleasant Valley Road. Pursuant to Chapter 88 of the Town of Urbana Code. With the intent to open a brewery and Tasting Room.
2. Chairman Robinson asked for comments from the public. Several residents voiced their support for the project.
3. Chairman Robinson mentioned the 239m referral that was returned by the county requesting further information from Mr. Schuckers concerning access and entrance to County Road 88. Mr. Schuckers explained that he had met with the Highway Dept and answered their concerns. The county also notified the town of their release, which has been added to his file.
4. No comments from the Board.

**Close Public Hearing at 7:03 pm**

**Open Public Hearing at 7:04 pm**

**Public Hearing for Marilyn Rodkey/Jeff Winslow Application # 2012-004.**

1. Mrs. Rodkey seeking to subdivide her property at 8475 Longwell Road, Pursuant to Chapter 93 of the Town of Urbana Code. Total acreage of 34.496 to be subdivided into three parcels; Parcel 1 to have 14.991 acres, Parcel 2 to have 12.035 acres and Parcel 3 to have 7.470 acres.
2. No Comments from the Public.
3. No comments from the Board.

**Close Public Hearing at 7:06 pm.**

**Open Public Hearing at 7:07 pm.**

**Public Hearing for Joseph and Kelley Meade Application #2012-007.**

1. The Meades are seeking to subdivide their parcel of land located at 8336 Pleasant Valley Road, Pursuant to Chapter 93 of the Town of Urbana Code. A parcel of 65.885 acres to be subdivided into; Parcel 1 of 1.414 acres to include the house and 2 barns and Parcel 2 of 64.471 acres which will be vacant land.
2. No Comments from the Public.
3. Board Member Betty Fitzpatrick had a question concerning the acreage marked on a Sketch as different than the survey maps.
4. Mr. Meade explained that the sketch was a hand drawn preliminary sketch and that the Survey was the correct acreage.
5. No more Board Comments.

**Public Hearing closed at 7:10 pm.**

**Open Public Hearing at 7:11 pm.**

**Public Hearing for Evelyn Efinger LaCroix, Application #2012-010.**

1. Applicant is seeking to subdivide her parcel of land located at 8919 Coryell Road, Pursuant to Chapter 93 of the Town of Urbana Code. Total Acreage of 25.525 to be subdivided into two parcels; Parcel 1 of 7.144 acres and Parcel 2 of 18.381 acres.
2. Representing Evelyn is her son Tyler LaCroix, who has presented the board with a signed release from Evelyn allowing her son to represent her.
3. No Public Comments
4. No Board Comments.

**Close Public Hearing at 7:12 pm.**

**Open Regular Meeting at 7:12 pm.**

**Minutes:**

1. Review of the minutes resulted with Chairman Robinson wishing to have a specific part of the minutes omitted and also to clarify a section referring to a code.
2. Motion to accept amended minutes was made by Jim Mitchell and seconded by Betty Fitzpatrick.
3. All in favor. So approved.

**Old Business.**

**Mercury Aircraft/Kim Sprague,**

1. ZBA variance granted, after a public hearing with the ZBA.
2. No negative environmental impacts found – SEQR
3. Application is complete
4. Applicant was made aware that any signage will be subject to a separate permit and regulations.
5. Motion to accept findings was made by Andy Mazzella and seconded by Betty Fitzpatrick.
6. Roll Call Vote
 

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

1. A motion was made by Jim Mitchell, to waive further review of Concept Review Application #2012-001 with the conditions of any intensification of use or deviation from plans submitted and approved by this board will require notification of Town Code Enforcement Officials.
2. Motion seconded by Betty Fitzpatrick.

3. Roll Call Vote:
 

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

**Heather Mitchell/Dan Walsh**

1. Application 2011-112 – no new submissions.
2. Application # 2012-014
  - a. Applicants have requested to remodel a residence located at 10219 State Route 54, Hammondsport, NY 14840. The project will consist of interior modifications and roof work.
  - a. No variances required.
  - b. A favorable report from CEO Magee states that the application is zoning compliant.

- c. No negative environmental impacts found –SEQR.
- d. The Chairman asked that the file contain a letter of authorization allowing the applicant, Charles Smith, to represent the owners in all matters regarding the application.
- e. Motion to accept findings was made by Board Member Andy Mazzella and seconded by Alternate Tom Marshall acting in place of Member Jim Mitchell, who removed himself from vote due to conflict of interest. All voting Aye, so moved.

**Douglass Schuckers**

Motion was made by Andy Mazzella to accept SEQR, and seconded by Norm Hann

Roll Call Vote:

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

So Moved.

**Findings**

- a. No negative environmental impacts found – SEQR.
- b. No variance required.
- c. Project’s wastewater system design was approved by town officials.
- d. 239m was sent from county with concerns about County Rte 88 access. Mr. Schuckers spoke with the County Highway Dept. and settled their concerns personally.
- e. CEO Magee’s report verified all plans and submissions were zoning compliant.
- f. Application Complete

Motion was made to accept the findings by Board Member Andy Mazzella and seconded by Board Member Norm Hann.

Roll Call Vote:

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

So Moved.

**Decisions**

- a. Motion was made to approve Application by Jim Mitchell and seconded by Betty Fitzpatrick.

Roll Call Vote

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

So moved.

**Joseph and Kelley Meade**

- a. SEQR Part II reviewed and filled in.

- b. Motion to approve SEQR was made by Norm Hann and seconded by Andy Mazzella.

Roll Call Vote

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

So moved

### **Findings**

- a. No negative impacts
- b. No public comments
- c. No Board Comments
- d. Motion to accept findings was made by Jim Mitchell and seconded by Betty Fitzpatrick.

Roll Call Vote

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

So moved.

### **Evelyn Effinger LaCroix**

- a. Part II SEQR reviewed and filled out.
- b. Motion to approve SEQR was made by Jim Mitchell and seconded by Betty Fitzpatrick.

Roll Call Vote

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

So moved.

### **Findings**

- a. Motion was made to accept the findings by Jim Mitchell and seconded by Norm Hann.

Roll Call Vote

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

So moved.

### **Decision**

- a. Motion to grant application was made by Andy Mazzella and seconded by Jim Mitchell

Roll Call Vote

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

So moved.

**Winslow / Rodkey**

- a. SEQR was reviewed and filled out.
- b. Motion made to approve SEQR was made by Betty Fitzpatrick and seconded by Jim Mitchell

Roll Call Vote

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

So moved.

**Findings**

- a. It was noted that a Draft deed is needed to complete the file.
- b. Motion was made to accept the findings by Norm Hann and seconded by Jim Mitchell

Roll Call Vote

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

So moved.

**Decision**

The newly created parcel three (3), shall be conveyed and permanently annexed to the property presently know as the “Winslow” property. The Deed, filed with the Steuben County Clerk, shall describe the annexation “Rodkey” to lands currently owned by “Winslow” and shall result in no additional parcels described by the “Winslow” Deed. Satisfactory proof of the aforementioned condition must be submitted to the Town of Urbana Clerk for filing.

- a. Motion to grant application with the condition of the filing of the new deed with the County Clerk by Betty Fitzpatrick and seconded by Jim Mitchell

Roll Call Vote

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

So moved.

**Motion made to adjourn meeting by Jim Mitchell and seconded by Betty Fitzpatrick was carried by all voting Aye.**

**Meeting Adjourned at 8:42 p.m.**

**Respectfully Submitted**

**Marietta Nye  
Recording Secretary**