

**Town of Urbana  
Planning Board Minutes  
March 5, 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:** Jeff Winslow, Marilyn Rodkey, Douglas Schuckers, Joe Meade, Shelly Fisher, Kim Sprague, Laura Chandler, Evelyn LaCroix.

**Regular Meeting:** Opened 7:00 pm

Chairman Robinson introduced and welcomed Marietta Nye as the new recording secretary for both the Planning Board and the Zoning Board of Appeals.

- A. Minutes were reviewed from the regular meeting on February 6, 2012. Mr. Mitchell made a motion to approve the minutes as submitted. Seconded by Mr. Hann. All in favor. So approved.
- B. Old Business:
- a. Concept Review / Site Plan
    - i. Robert Wilson/Chris Todd – no new submissions
    - ii. Gurdeep Kundlas – no new submissions
    - iii. Heather Mitchell and Daniel Walsh – Mr. Jim Mitchell stated that they are still waiting for an engineer on the septic. – no new submissions
    - iv. Douglas Schuckers – site plan submitted.
      - 1. Chairman Robinson wanted to note that he felt that their site plan was one of the most thorough and well put together plans that he has seen. Board members Fitzgerald and Mazzella stated that they agreed.
      - 2. Chairman Robinson asked for a list of other permits, as required on Page 1, item 10 of the SEQR, and to add a list all licensing authorities.
      - 3. The application lacks written approval of the waste water plan but is otherwise zoning compliant. As indicated in the report received from Zoning Officer Magee,
      - 4. No Board Comments.
    - v. Mercury Aircraft/Kim Sprague – opinion needed
      - 1. Applicant filed a Business Plan for the boards review.
      - 2. Advisory opinion to ZBA will be voted on at the end of the meeting.
      - 3. Applicant advised to attend the Zoning Board meeting for the Zoning approval.
  - b. Subdivisions:
    - i. Carolyn Hopkins – no new submissions.
    - ii. Fred Newman /John Obrochta – no new submissions.
    - iii. Catherine Powell – no new submissions
    - iv. Andrew and Herta Lukacko – Still waiting for the deed.
    - v. Jeff Winslow and Marilyn Rodkey Subdivision [2012-004 ]

1. New survey received by the board.
2. Survey indicates that Parcel four (4) meets with the 250 ft minimum lot width/frontage. Zoning Officer Magee also indicated that the parcel is in compliance.  
Parcel two (2) is currently owned by Mr. Winslow; Parcel three (3) would be annexed to Parcel two (2); Parcel four (4) will be purchased by Mr. Winslow; and Parcel one (1), will be retained by Mrs. Rodkey.
3. The applicant indicated that distance from the garage to lot four (4), was 75ft as required by the code.  
The applicant was asked to update his application to match the numbers on the survey. It was also suggested that he obtain a new Part 1 from the Town Clerk to make the corrections and attach it to his original.  
The applicant was informed that the requested information must be in the clerk's office, 10 days prior to a public hearing.
4. If all requests are submitted by the deadline then his application will be added to the April 2, 2012, Public Hearing.

### C. New Business

- a. Concept Review/Site Plan
- b. Subdivision

- i. Joe and Kelley Meade Subdivision [2012-007]

1. Applicants applied for subdivision for his property at 8336 Pleasant Valley Road, Hammondsport, N.Y., to include the house and two barns which are zoned residential.
2. Report from Zoning Officer Magee stated that it is zoning compliant.
3. The applicant needs to get a survey and to complete Part 2 of the application, plus SEQR.

- ii. Evelyn Efinger-LaCroix.

1. Applicant has filed for a subdivision at 8719 Coryell Road, Hammondsport, N.Y.. The applicant wishes to divide 25.5 and into two parcels of 7.144 and 18.381.
2. Applicant is selling a parcel to her neighbor across the road, with the purpose of allowing a 50ft easement, giving buyer access.
3. The applicant was advised to obtain and fill out Part 2 and the SEQR, and if items are in the clerk's office by deadline, then the application will be added to the list for the Public Hearing on April 2, 2012.
4. No board comments.

- c. Discussion:

1. Chairman Robinson read the form for an opinion on the Kim Sprague application.
2. Jim Mitchell made the motion to a favorable opinion.
3. Betty Fitzpatrick seconded the motion.
4. All in favor and so moved.
5. Chairman Robinson commented on the subject of possibly amending minutes after they have filed. He has emailed John Ryan about the matter and he will report to the board in April.
6. A brief discussion was held regarding the fish hatchery road matter, he indicated that he had spoken to Zoning Officer Magee about it and was told that the form had been filled out, however Alternate board member Tom Marshall stated that

there appeared to be no action. If need be he will attend the next Town Board meeting and ask for the status.

7. It was noted that the camper at San Carlos Restaurant has been moved behind the fence at the rear of the property.

c. Motion to Adjourn:

- b. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Jim Mitchell.
- c. Meeting adjourned at 7:42 pm

Respectfully Submitted,

Marietta Nye, Recording Secretary

DRAFT