

**Town of Urbana
Planning Board Minutes
October 3, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Carly McConnell	Recording Secretary
Public Present	James Watson	Wesley Blauvelt
	Fereydon Zohdi	Roland Baird
	Dr. Dennis O'Connor	Douglas Schuckers
	Greg Learned	Edward Stull

Regular Meeting: Opened 7:00PM

A. Minutes:

- a. Minutes were reviewed from the regular meeting on August 1, 2011. Mr. Mazzella made a motion to approve the minutes of August 1, 2011 as amended. Seconded by Mr. Hann. All in favor.
- b. Minutes were reviewed from the special meeting on August 17, 2011. Mrs. Fitzpatrick made a motion to approve the minutes of August 17, 2011 as amended. Seconded by Mr. Mazzella. All in favor.
- c. Minutes were reviewed from the regular meeting on September 12, 2011. Mr. Hann made a motion to approve the minutes of September 12, 2011 as submitted. Seconded by Mrs. Fitzpatrick. All in favor.

B. Old Business:

- a. Roland Grap / Kathryn Powell – No new submissions
 1. Roland Baird – Board reviewed new submissions. Applicant needs to submit a letter from the property owners; allowing Mr. Baird to act on their behalf in this matter. Applicant will need side yard set back. The Board can not move forward until variances are approved by the ZBA

B. New Business:

- a. Concept Review
 - i. Arnot Health / Ira Davenport – On behalf of Arnot Health/Ira Davenport; President/Chef Operating Officer of Ira Davenport, James Watson, Architect, Fereydon Zohdi, and Vice President of Arnot Health, Wesley Blauvelt were present. The proposed project is the modernization of the emergency room facility, drop off areas outside for ambulance & walk in patience, enclosing the MRI trailer, improving entrances & removing the ICU unit. The applicants provided slide show presentation describing the project in detail. The Board held a discussion with the applicants. Dr. O'Connor stated the local community is in support of this project. Chairman, Robinson spoke with CEO, Magee regarding this project; who indicated that the project was in zoning compliance.
 1. Findings:
 - a. The project has been reviewed under Concept Review provisions of Chapter 88-Town of Urbana

Code. The current proposal does not alter the current use of the property.

- b. The application includes architectural engineered plans with current proposed revisions.
 - c. The proposed project is zoning compliant with no variances for area, or use required.
 - d. A majority of the project will include interior renovations.
 - e. The project will include adequate parking for the Emergency Department expansion during peak demand periods.
 - f. The file contains a letter of project endorsement from the Hammondsport Volunteer Ambulance Corp (local EMS provider).
 - g. The project will allow a local business to improve the health, safety and welfare of the community.
2. Mrs. Fitzpatrick made a motion to approve the findings. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.
 3. Mr. Mazzella made a motion to waive any further review on this project; based on the completed file, CEO, Magee's report and the findings. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

C. ZBA Opinion:

- a. John Treichler – Board does not have enough information to enter any formal opinion in this matter.

F. Motion to Adjourn:

- b. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Hann.
- c. Meeting adjourned at 8:00PM

Respectfully Submitted,

Carly McConnell
Recording Secretary