

**Town of Urbana
Planning Board Minutes
February 1, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Norm Hann	Board Member
	Tom Marshall	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Dick Gardiner	Greg Gardner
	David Pearce	Bob Deseyn
	Michael Hanna	

Public Hearing: Opened 7:03PM

Katie Durand/Bob Deseyn Application #2010-093. Mr. Deseyn has applied for a minor subdivision on behalf of property owner Katie Durand. To divide 14.701 acres of land into (1) 3.00 acre lot and (1) 11.701 acre lot located at 8421 Vogt Road, Hammondspport.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:05PM

Regular Meeting: Opened 7:05PM

A. Minutes

- a. The Board will review the January minutes at the next regular meeting.

B. New Business:

a. Concept Review:

- i. David Pearce on behalf of property owner Doug Gilstrap has proposed to demolish the existing cottage located at 10958 E. Lake Road & replace with a new residence. Currently the lot contains two cottages. The cottage on the lake side parcel will remain with no changes. The cottage across the road will be the one to be demolished and replaced. The new cottage will be built on the existing footprint with a garage to be added. The new cottage will be a 2 storey with a basement. The Board will require a written decision from CEO, Magee determining the number of proposed floors, required variances and overall height of proposed structure. Per Mr. Pearce the existing cottage will be demolished by contractor Lyn Hough and taken to the County landfill. Current septic system is a holding tank. The applicant's are proposing to put in a septic system and the plan is in the process of getting approved by the DOH. The Board advised Mr. Pearce to forward a written approval of the septic system from Terry Debuck. The Board did not receive a CEO report on this project. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

b. Concept Review & Special Use Permit:

- i. Greg Gardner has applied to open a motorcycle repair shop. The shop will be located in a barn owned by Richard & Judith Gardner at 8519 Reservoir Hill Road. The applicant indicated that he would not be building, painting or selling bikes at this location. A special use permit is required to operate a business in an agricultural district. The Board did not receive a CEO report for this application. Mrs. Fitzpatrick made a

motion to move to full site plan review in conjunction with the special use permit. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

C. Old Business:

a. Katie Durand

i. SEQR Short Form Part II Completed

- a. Mr. Mitchell 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. Mazella. Roll Call Vote: Hann-aye, Mazzella-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 minor subdivision.
4. No negative comments at the Public Hearing.
5. Both parcels meet the spirit and intent of chapter 93-6, Subdivision of Land.

- a. Mr. Hann made a motion to approve the findings. Seconded by Mrs. Fitzpatrick. 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 Katie Durand meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mrs. Fitzpatrick made a motion to approve the Durand application as submitted. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- a. Lance Locey – Board received an email from the Clerk, who indicated that Mr. Locey is planning to move forward. The Board held a discussion.

D. Planning Issues: The next regular meeting will be held on Monday March 7, 2011.

E. Motion to Adjourn:

- a. Mr. Mitchell made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick.
- b. Meeting adjourned at 8:25PM

Respectfully Submitted,

Carly McConnell
Recording Secretary