

**Town of Urbana  
Planning Board Minutes  
June 6, 2011**

<b>Board Present</b>	Randy Robinson	Chairman
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Betty Fitzpatrick	Board Member
	Tom Marshall	Alternate Board Member
<b>Public Present</b>	Carly McConnell	Recording Secretary
	Gurdeep & Dolly Kundlas	Leonard Rice
	Don Kelly	Roland Baird
	Mark Waldrop	Mike Waldrop
	Roland Grap	Catherine Powell

**Regular Meeting:** Opened 7:04PM

A. Minutes:

- a. Minutes were reviewed from the regular meeting on May 2, 2011. Mr. Hann made a motion to approve the minutes of May 2, 2011 as submitted. Seconded by Mr. Marshall. All in favor.

B. Old Business:

- a. Site Plan Review:
  - i. Mike & Mark Waldrop – Board reviewed the written report from CEO, Magee. Applicants received the application from the DOT. Application to move to public hearing.
- b. Subdivision:
  - i. Donald Kelly - #2011-034. Mr. Kelly was present at meeting. Property is located at 8191 Forsythia Drive, Hammondsport, NY. Applicant is proposing a subdivision of the 1.85 acres into 2 lots. The purpose of the subdivision is to sell the lots. Property located in an agricultural district. Board held discussion with applicant. Applicant's requested subdivision does not meet the minimum road frontage requirements. The only access to the parcel is via a right away. The right away could not be made wider; due to a creek located along side it. The Board reviewed the written report from CEO, Magee.
- c. Concept & Special Use Permit:
  - i. Joe Carroll – No new submissions

C. New Business:

- a. Subdivision:
  - i. Roland Baird - #2011-054. Property is located at 8261 Main St Ext, Hammondsport. Mr. Baird was present at meeting. Applicant is proposing a subdivision of the 1.416 acres into 2 lots. Property is located in a residential district. The Board reviewed the written report from CEO, Magee. The proposed subdivision does not meet the minimum road frontage requirements by 5'. The Board will move forward with the application.
- b. Concept Review:
  - i. Canoe Landing / Roland Grap - Property located at 7984 State Route 54, Hammondsport. The proposed project is put up a 2-rail split fence around the perimeter of the property. This would provide a designated parking area; along the front of the property. The Board reviewed CEO, Magee's written report. The Board is requesting a survey with the State highway right- a-way & easements plotted with labels. The Board will table the application until the Board gets the survey.
  - ii. Gurdeep Kundlas – Applicant is applying for a concept review and special use permit; to construct a medical facility. The proposed project

is located at 7570 State Route 54, Hammondsport. Currently the location is a vacant lot. The Board reviewed the written report from CEO, Magee. The property is located in agricultural district. Applicant has an agreement with Ira Davenport Hospital to connect to the hospital's water and waste water lines. Applicant will submit a copy of the agreement to the Clerk's office. Mrs. Fitzpatrick made a motion to move to full site plan review; in conjunction with a special use permit application. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye

D. Planning Issues:

- a. The Board will hold a public hearing on June 22; for the Waldrop application.
- b. The next regular meeting will be held on July 11, due to the July 4<sup>th</sup> holiday.

E. Motion to Adjourn:

- a. Mr. Marshall made a motion to adjourn the meeting. Seconded by Mr. Hann.
- b. Meeting adjourned at 8:30PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary