

**Town of Urbana  
Planning Board Minutes  
July 11, 2011**

<b>Board Present</b>	Randy Robinson	Chairman
	Norm Hann	Board Member
	Andy Mazzella	Board Member

<b>Public Present</b>	David Pearce	Mark & Mike Waldrop
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**Regular Meeting:** Opened 7:10PM

A. Minutes:

- a. Minutes were reviewed from the special meeting on June 22, 2011. Mr. Hann made a motion to approve the minutes of June 22, 2011 as submitted. Seconded by Mr. Mazzella. All in favor.

B. Old Business:

- a. Subdivision:
  - i. Donald Kelly – Mr. Kelley is taking his application to the Town Board.
- b. Concept & Special Use Permit:
  - i. Joe Carroll – Mr. Carroll will withdraw his application, due to property being sold.
  - ii. Roland Grap / Canoe Landing – No new submissions. Survey is in progress. Chairman, Robinson explained the requirements regarding the NYSDOT right of way. Mr. Baird reported his surveyor felt he has presented adequate and complete information. Mr. Baird feels that he should not be expected to submit more information. Chairman, Robinson will contact Mike Muller (the surveyor) to discuss the matter.
  - iii. The Board had a discussion regarding Catherine Powell. Ms. Powell has no legal interest in the matter.
  - iv. Gurdeep Kundlas – No new submissions
  - v. Dave Iocco / McCoys – No new information. Mr. Hann stated that Dave Iocco indicated at the last meeting; that he did not think the project was going forward.

C. New Business:

- a. Concept Review:
  - i. Claire Kutchera – Property is located at 10691 East Lake Rd, Hammondsport. Applicant is proposing residential renovations at their property. Mr. Long explained the project. No ZBA is required. The cabin has a solid foundation and is capable of supporting a second floor. Application will be moved to a public hearing on August 1, 2011.
  - ii. Judd Prozeller – Mr. Guy was present to represent the applicant. The building work is within the existing footprint. Application detailed the change in the roof and installation of new siding. Chairman Magee, indicated there were no problems with the project. The Board has requested Mr. Gruy to submit new drawings that include the proposed deck; which was not included in the project application.
  - iii. David & Michele Neff – Mr. Pearce was present to represent the applicants. Mr. Pearce requested a waiver of the concept review and requested to move directly to a full site plan review. The Board can not make a decision until the septic system is approved. Mr. Robinson made a motion to move to a public hearing at the next regular meeting. Seconded by Mr. Hann. All in favor.

- iv. Frank Zamaira – Mr. Zamaira was represented by Ian Wydra. The Board reviewed the application, submissions and CEO’s written report. The Board discussed the NYSDOT issue. The parking area is jointly owned and shared. Chairman, Robinson made a motion to move to full site plan review. Seconded by Mr. Hann. All in favor
  - b. Subdivision:
  - c. Robert & Lynn Domras – Application will be moved to a public hearing at the next regular meeting.
- D. Motion to Adjourn:
- a. Mr. Hann made a motion to adjourn the meeting. Seconded by Chairman, Robinson.
  - b. Meeting adjourned at 8:40PM

Respectfully Submitted,

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Andy Mazzella

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