

Town of Urbana Planning Board
Public Hearing and
Regular Meeting
April 7, 2014

The Town of Urbana held its regular meeting on Monday April 7, 2014 at 7:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present:	Randy Robinson	Chairman
	Norm Hann	Vice Chairman
	Betty Fitzpatrick	Board Member
	Tom Marshall	Board Member
	Marietta Nye	Recording Secretary

Board Absent:	Jim Mitchell	Board Member
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Public Present: Colleen Ryan, Brian Ryan, Tammy Perkins, John Perkins, David Jamison, Kimberly Jamison, Blaine Mays, Luther Perkins, Nancy Wightman, Ed Wightman, Al Wahlic, and Dennis Karalow.

Opened Public Hearing @ 7:02 pm

Finger Lakes Boating Museum, Application #2013-068, located at 8231 County Route 88, Hammondsport, NY, proposes to open a Boating Museum with traditional museum components. The museum will house displays of large and small objects, a library, classroom, conference room and administrative offices. Building #42 to be used to store the collection of boats and other items in the upper floor with the lower floor to be used for some storage and the restoration shop.

Board Comments: none

Public Comments: none

Closed Public Hearing @ 7:03 pm

Opened Public Hearing @ 7:04 pm

John Perkins, Application # 2013-026, located at 8474 Route 87, Hammondsport, NY., proposes to build and open a brewery and tasting area. Building will be 12'X34' and 1 story high, with parking area.

Board Comments: none

Public Comments: none

Closed Public Hearing @7:06 pm

Opened Public Hearing @ 7:07 pm

Bryan and Colleen Ryan, Application # 2013-089, of 3632 Wagner Road, Bradford, NY., representing the Steuben Community Properties, relative to the use of building and property located at 7942 State Route 54, Urbana, NY. Applicant, after purchasing the property, proposes to convert existing house into two rental units, 1st and 2nd story. First floor to have a one bedroom master suite and second floor to be a 2 bedroom apartment.

Board Comments: none

Public Comments: none

Closed Public Hearing @ 7:08 pm

Regular Meeting opened @ 7:09 pm

On a motion to approve the amended minutes from March 3, 2014, made by Norm Hann and seconded by Tom Marshall and all voting Aye, so approved.

Old Business: Concept Review/Site Plan Review/ Special Use Permit

1. John Perkins; application #2013-026

On a motion to accept the SEQR made by Betty Fitzpatrick and seconded by Norm Hann and approved by the roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to accept the Findings with a negative declaration, made by Betty Fitzpatrick and seconded by Tom Marshall and approved by the roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to approve the application with the listed conditions below made by Randy Robinson and seconded by Tom Marshall and approved by roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

Conditions of Decision:

The Distillery shall not become operational until all required State and Federal distilling and alcohol-manufacturing permits are issued.
The Distillery shall continue to have a licensed NYS DOH hauler provide potable water to the site. Said licensed hauler shall also remove distilling wastewater from the holding tank.
A written distilling by-products disposal plan shall be on file with the Town. If changes are made an amended plan shall be filed.
The applicants shall obtain a sign permit from the Town of Urbana.

2. Finger Lakes Boating Museum: Application 2013-068 - P.O. Box 575, Pleasant Valley Road, Hammondsport.

On a motion to accept the SEQR made by Norm Hann and seconded by Betty Fitzpatrick and approved by the roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye

Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to accept the Findings with a negative declaration as made by Betty Fitzpatrick, seconded by Tom Marshall, and approved by the roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to approve the application, contingent on the conditions listed below as made by Tom Marshall and seconded by Norm Hann and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

Conditions of Decision:

The applicants shall obtain all necessary sign permits from the Town of Urbana. All museum boats and related objects shall be displayed inside current buildings on the site. No restoration projects shall be conducted outside within the County Route 88 view corridor. The applicants acknowledge a separate application is required if any deviation from the aforementioned is desired.

Only boats and related objects belonging to the museum may be stored on the museum site.

A favorable M239 response from the County Planner is received deferring action to local authorities.

3. Bryan and Colleen Ryan, Application 2013-089.

On a motion to accept the SEQR made by Betty Fitzpatrick, seconded by Norm Hann, and approved with the roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to accept the Findings with a negative declaration made by Norm Hann, seconded by Tom Marshall and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to approve the application with the conditions as listed below, made by Randy Robinson, seconded by Betty Fitzpatrick and approved with a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

Conditions of Decisions:

A favorable M239 response from the County Planner deferring action to local authorities.

4. Blaine Mays, representing John Ingle of Heron Hill Winery, Application 2014-004

On a motion to accept the application with the conditions as listed below, made by Betty Fitzpatrick, seconded by Norm Hann and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

On a motion to waive further review as made by Randy Robinson, seconded by Tom Marshall and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Aye
Jim Mitchell	Absent

Conditions of Decision:

Only fruits, vegetables, dairy and related farm produced products are permitted for sale. No mobile catering or unrelated products may be offered for sale.

5. East Lake Holdings, LLC. Application 2014-009 - no new submissions

Subdivisions:

1. James and Michelle Coots of 7284 Coon Rd, Bath, NY, application 2014-003 - needs survey clearly showing area to be annexed, before going to public hearing.
2. Dan McDaniels of 953 Lincoln Street, Elmira, representing the estate of Gary McDaniels, 9812 Glenbrook Rd, Hammondsport. - no new submissions

New Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Norm Hann/Jurhen Koch, of 10265 East Lake Road, Hammondsport, NY 14840, Application # 2014-002.

On a motion to accept the findings as listed below made by Betty Fitzpatrick, seconded by Randy Robinson and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Recued
Jim Mitchell	Absent

Findings:

The Town of Urbana Zoning Board of Appeals granted area setback relief 105-16(C) (1.) (b) ; 105-16 (C) (1) (d)
There were no negative comments at the ZBA's public hearing.
No negative visual impacts to the neighborhood.
No increase in the footprint of the original structure

On a motion to waive further review made by Randy Robinson, seconded by Betty Fitzpatrick and approved by a roll call vote as follows:

Randy Robinson	Aye
Betty Fitzpatrick	Aye
Tom Marshall	Aye
Norm Hann	Recued
Jim Mitchell	Absent

2. Martin Castellana of 9834 East lake Road, Hammondsport NY, Application #2014-012 and being represented by Robert Thomas - applicant was not represented, or present.

Subdivisions:

Melvin Goldman of 8881 County Rte 76, Hammondsport. Application 2014-015. Applicant seeks to subdivide his property into two parcels. Parcel one to be approximately 15 acres and parcel two to be approximately 24.89 acres and contain the house, forest and gully, making it a seperate parcel.

-applicant did not have a survey to show that the original subdivision ever existed. Secretary Marietta Nye will research the town records to find if this subdivision was approved and filed. Applicant was unclear.

On a motion to adjourn made by Norm Hann, seconded by Tom Marshall and carried by all voting Aye, meeting was adjourned @ 8:48 pm.

Respectfully Submitted,

Marietta Nye
Recording Secretary