

**Town of Urbana
Zoning Board of Appeals
Minutes
May 18, 2011**

Board Members Present:

Richard Watson	Chairman
Richard Frey	Board Member
Charlie Egresi	Board Member
Mike Adams	Board Member
Carly McConnell	Recording Secretary

Board Members Absent:

Nichole Dresser	Board Member
Bob Domras	Alternate

Others Present:

David Pearce	Lin & Cindy Hough
Dave & Michele Neff	Mark Sample
Sue Bennett	Steve Muller
Kevin & Chris Bennett	

The Town of Urbana Zoning Board of appeals held a meeting May 18, 2011 at the Town Hall.

Chairman, Watson stated he had a quorum.

Chairman, Watson opened the public hearings at 7:04PM.

Chairman, Watson stated all applications on the agenda for May 18 are a type 2 for SEQR. Files contain notice of public hearings placed in the Corning Leader on May 8, 2011.

Michele Neff (Application #2011-013), 10077 E. Lake Road, Hammondsport; has applied for a variance to replace the existing structure at the above address. Applicant seeking relief from Town Codes:

1. 105-16 C. 1, d (1) – Front yard depth
2. 105-16 C. 1, (d) (2) – Rear yard depth
3. 105-16 C. 2. (2) – Lot Coverage

Applicants David & Michele Neff and their architect, David Pearce was present.

M239 was returned; deferring to local judgment.

Planning Board submitted a favorable opinion in this matter.

The Board did not receive any letters from neighboring property owners.

Neighbors, Kevin & Chris Bennett did not receive a notice of public hearing. Mr. & Mrs. Bennett were present at the meeting and had no concerns.

Neighbor, Mary Lane present at meeting to view plans and had no concerns.

The Board reviewed the submitted application and file submissions.

Board discussed the south side area of the property & septic system with the applicants and Mr. Pearce.

Public Questions/Concerns: None

Board Questions/Concerns: None

Michele Neff (Application #2011-013), 10077 E. Lake Road, Hammondspport; has applied for a variance to construct a garage at the above address. Applicant seeking relief from Town Codes:

1. 105-16 C. (1) (a) – Front yard depth

Applicants David & Michele Neff and their architect, David Pearce was present.

M239 was returned; deferring to local judgment.

Planning Board choose not to enter any opinion is this matter, but requested the ZBA Board to consider that the relief sought is substantial and hardship is self created.

The Board did not receive any letters from neighboring property owners.

The Board reviewed the submitted application and file submissions.

Board discussed the Planning Board's opinion with the applicants and Mr. Pearce. Board also discussed the option of placing the garage along route 54. Applicants indicated that would not be conducive to everyday living.

Public Questions/Concerns: None

Board Questions/Concerns: None

Mark Sample for Karen Guinan (Application #2011-027), 8766B S. Lake Road, Hammondspport; has applied for a variance to construct a set of steps. Applicant is seeking relief from Town Codes:

1. 105-16. C. (1) (d) (2) – Rear yard set back

Mark Sample was present on behalf of the owner, Karen Guinan.

M239 was returned; deferring to local judgment.

Planning Board denied this application; due to not enough information to make an informed decision.

The Board did not receive any letters from neighboring property owners.

The Board reviewed the submitted application and file submissions.

Public Questions/Concerns: Steve Muller & Sue Bennett (neighbors to property) were concerned with the parking issues in the area and with current drive being closed off. Neighbors in the area use the drive that is currently owned the applicant.

Board Questions/Concerns: None

John Treichler (Application #2011-042), 7988 Van Amburg Rd, Hammondsport: has applied to move a shed on his property.

Applicant present at meeting.

M239 was returned; deferring to local judgment.

The Planning Board did not receive information regarding this application.

The Board did not receive any letters from neighboring property owners.

No public present; regarding this matter.

The Board reviewed the submitted application, file submissions and CEO, Magee's written report.

Board discussed other options for placement of the shed.

Public Questions/Concerns: None

Board Questions/Concerns: None

Mr. Frey made a motion to close the public hearings at 8:25PM. Seconded by Mr. Adams. Roll Call Vote: Frey-aye, Egresi-aye, Adams-aye, Watson-aye.

Regular Meeting Opened: 8:26PM

Minutes were reviewed from March 16, 2011. Mr. Frey made a motion to approve the minutes as submitted. Seconded by Mr. Adams. Roll Call Vote: Frey-aye, Egresi-aye, Adams-aye, Watson-aye.

Michele Neff - Application #2011-013

Board held discussion.

Front Yard Depth

The Board reviewed VR2 Variance Findings & Decision. Mr. Adams made a motion to approve the findings. Seconded by Mr. Frey

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Mr. Frey made a motion to approve the application. Seconded by Mr. Adams.

Roll Call Vote

Frey	Aye
Egresi	Nay
Adams	Aye
Watson	Nay

Mr. Adams made a motion for the Board to table the remainder of Application #2011-013 & Application #2011-024; until a later time. Mr. Frey seconded. Roll Call Vote: Frey-aye, Egresi-aye, Adams-aye, Watson-aye.

Karen Guinan – Application 2011-027

The Board reviewed VR2 Variance Findings & Decision. Mr. Egresi made a motion to approve the findings. Seconded by Mr. Adams

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Mr. Frey made a motion to approve the application; as submitted. Seconded by Mr. Egresi.

Roll Call Vote

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

John Treichler – Application #2011-042

Mr. Frey made a motion to table the application until the applicant can review additional options. Seconded by Mr. Egresi. Roll Call Vote: Frey-aye, Egresi-aye, Adams-aye, Watson-aye.

Mr. Frey made a motion to close the meeting at 9:30PM. Seconded by Mr. Adams. All in favor.

Respectfully Submitted

Carly McConnell, Recording Secretary