

**TOWN OF URBANA
REGULAR BOARD MEETING
January 14, 2014**

The Urbana Town Board held its Regular Meeting Tuesday, January 14, 2014 at 6:30 a.m. in the Town Hall, 8014 Pleasant Valley Road, Bath, New York.

PRESENT:	John Webster	Supervisor
	Edward P. Stull	Councilman
	Tom Chadwick	Councilman
	Christine Kolo	Councilwoman
	Mary Farmer	Town Clerk
	David Buckley	Highway Superintendent

ABSENT: Jim Presley Councilman

OTHERS PRESENT: Bub Robinson

Supervisor Webster opened the meeting at 6:34.

Minutes

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to approve the minutes of December 27, 2013.

Supervisor Webster asked for clarification on a motion made at the last meeting regarding the Chair Person of the Parks & Recreation Committee. The Board discussed the matter and said the intent was for Councilwoman Kolo to remain as Chair. Councilman Stull will not sit on the committee.

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to approve the minutes of January 7, 2014, as amended.

Abstracts

On motion by Councilwoman Chadwick, seconded by Councilman Stull and carried, all voting Aye to approve the Abstract #14 from 2013 and the January 2014 Abstracts.

Old Business

Park Advisory Committee Report

The Board reviewed the Park Use Guidelines and made a few corrections which will go back to the Advisory Committee. The Committee submitted their monthly report.

Zoning Law Changes I and II

The Board also discussed campers and allowing up to three on a property. Applying for a variance for more offers an avenue of relief. Zoning Officer, Bob Magee recommends no more than two with the option of a variance.

New Business

Schedule Public Hearing or 2015 Tax Cap Override, Local Law 2014 -1

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to schedule a Public Hearing for the purpose of a 2015 Tax Cap Override, Local Law 2014 – 1 on Tuesday, February 11, 2014 following the Fracking Moratorium Public Hearing.

Zoning Law Changes Part Four

The Fourth in a series of proposed code changes.

The intent of the Town Site Plan Review law Chapter 88 is clear:

§ 88-4. Authority of Planning Board.

C. Whenever anyone proposes to erect, alter, extend or enlarge a building or structure or to change, enlarge, extend or increase the intensity of land use, he shall not commence doing so until such proposal has been submitted, in written form, to the Planning Board for its prior review and obtained its approval.

All proposed changes, both structural and usage, are subject for a review by the planning board. However, a later amendment to the code is contradictory and can be interpreted that only two land use activities are subject to review – those requiring a special use permit or a variance:

§ 88-9. Site plan approval procedures. [Amended 8-10-1992 by L.L. No. 2-1992]

A. *Prior to undertaking any new land use activity, except uses specifically excepted in § 88-5 of this chapter, applicants for site plan approval should follow the recommended procedures related to the concept review conference as hereinafter set forth. Applicants must comply with all other procedures and requirements of this chapter.*

B. *The following land use activities are subject to the site plan review process:*

- (1) Any land use activity or intensification of usage that would require a special use permit as prescribed by the Town Code.*
- (2) Any land use activity or intensification of usage that would require a variance as prescribed by the Town Code.*

Paragraph “B” should either be removed or the wording be replaced with:

B. All land use activities that propose to erect, alter, extend or enlarge a building or structure or to change, enlarge, extend or increase the intensity of land use are subject to the site plan review process.

East Lake Road Work Estimate

Superintendent Buckley talked about a pipe that has deteriorated on South Lake Rd. The total cost is \$14,900 shared which will be shared with the county. The Town is responsible for 25% or \$3,725. No approval is necessary; Mr. Buckley brought the information as a courtesy to the Board.

Approve Attendance at Conference – Tim Slayton

On motion by Councilwoman Kolo, seconded by Chadwick and carried, all voting Aye to approve Mr. Slayton’s attendance at the Local Road Matters Conference.

Replace Drum Roller

Superintendent Buckley said that Volvo has a Federal Government contract similar to NYS. The roller lists at \$162,844. With the discount and trade of the old roller the cost will be \$96,870. Attorney Ryan will confirm the contract meets NYS bidding requirements.

On motion by Councilman Chadwick, seconded by Councilman Stull and carried, all voting Aye to authorize the purchase of the Volvo SD115 Roller contingent upon establishing the contract which meets NYS bidding requirements.

Water District # 1 Extension 1

Supervisor Webster showed maps of the water district and the DEC’s request to have certain

properties included in the water district. Mr. Webster explained the process needed in order to proceed.

Other

Supervisor Webster talked about the water lines to the museum. He said the Town has two approved EPA contracts (LaBella and J. O'Connell) and the project is on track with the original timeline.

The Board had a brief discussion about the pier and how bad it looks. Mr. Robinson asked if the Town had revisited the old camper law from 1984. Councilman Stull will check with the Fire Department about their rules regarding campers.

With no further business, on a motion by Councilwoman Kolo, seconded by Councilman Stull, the meeting was adjourned at 7:58 p.m. Carried unanimously by all present.

Respectfully submitted,

Mary M. Farmer
Town Clerk