

**Town of Urbana  
Planning Board Minutes  
January 4, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
	Robert Magee	CEO
<b>Public Present</b>	Carly McConnell	Recording Secretary
	Dave Iocco	Mr. & Mrs. Anthony Cavallaro
	Mark & Lynn Goodwin	Bob Bringley
	Peter Baker	

**Regular Meeting:** Opened 7:02PM

- A. Reorganization of Planning Board
  - a. Mr. Mitchell nominated Randy Robinson for Chairman and Norm Hann for co-chairman. Seconded by Mrs. Fitzpatrick. All in favor.
- B. Minutes
  - a. Minutes were reviewed from the special meeting on December 21, 2009. Mr. Mitchell made a motion to approve the minutes of December 21, 2009 as submitted. Seconded by Mr. Marshall
- C. Old Business:
  - a. Concept Review:
    - i. Lydia Gentile – No new submissions
  - b. Subdivision:
    - i. Steve Fazio/Early – No new submissions
  - c. Special Use Permit:
    - i. Tim Tompkins / Snug Harbor - Mr. Tompkins was present at the meeting to request the Board to reconsider their intensification of use decision. Chairman, Robinson addressed Mr. Tompkins regarding the Board's decision and provided clarification of the special use permit.
  - d. Site Plan Review:
    - i. Finger Lakes Beer Company – Applicants have submitted additional submissions. File contains letter from property owner giving the applicants permission to apply on behalf of this property. Applicants do not have a closing date as of yet on the purchase of the property. Board received a written response from Watershed inspector, Terry Debuck; indicating that the current septic system will be adequate. The Board discussed the submitted parking plan and is concerned with the ability to park motor homes, buses and limos. The Board advised the applicant to screen in the dumpster. The Board will move to a public hearing at the next regular meeting.
    - ii. Cavallaro – The applicants were granted requested variances from the ZBA. Applicants have submitted a new application to the Planning Board. The stop work issued by CEO, Magee is still in effect. Board held discussion with applicants Attorney, Peter Baker and their engineer, David Iocco. The Board recommended CEO, Magee to lift the stop work order. The Board also recommended to the applicant to clean up the site, establish elevation, have perimeter staked and submit new drawings to the Planning Board. CEO, stated the stop work order was no longer in effect as of this meeting. The Board will hold a special meeting for the

applicants when all submissions have been submitted and the Board receives a written report from CEO, Magee.

D. New Business:

a. Site Plan Review:

- i. Joseph Hillman – Application #2009-093. Applicant withdrew original application #2009-001 and has submitted new application #2009-093. Mr. Bob Bringley from Marathon Engineering was present to represent the Hillman's. The proposed project is to remove existing cottage and replace with a new cottage; while keeping with in the original foot prints. The project will also include the rebuilding of the existing sea wall and replacing dock. The applicants will need a front yard set back variance and a site coverage variance. The Board will not be able to move forward until the applicants have received the requested variances from the ZBA. Mr. Bringley stated the septic has already been approved by Watershed Inspector, Terry Debuck. The Board advised Mr. Bringley that CEO, Magee will have to determine if the proposed structure will be classified as a 2 or 3 storey building. Mr. Bringley indicated that the existing structure will be removed and taken to the local dump. The Board advised Mr. Bringley that a demo permit will be needed as well. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Robinson. All in favor.

b. Subdivision:

- i. Mark Malcom Application #2009-094. Applicant has applied for a subdivision of land at 10390 East Lake Rd, Hammondsport. The applicant has proposed the subdivision of .848 acres of land to be subdivided into 2 lots of .4 acres. Each newly created lot would have lake frontage and lands across from the Lake Road. The Board is waiting for a report from CEO, Magee before they can move forward.

E. Planning Issues:

- a. Regular meetings of the Planning Board will be held on the first Monday of each month until May 2010.

F. Motion to Adjourn:

- a. Mr. Hann made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick
- b. Meeting adjourned at 9:15PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary