

**Town of Urbana
Planning Board Minutes
October 7, 2008**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Mike Adams	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Anthony & Mary Ruocco	Jim Mayle
	Teresa Ruocco	Delia Stull
	Fred White	Brent Hill
	Luke Kelly	James Stratton
	Terry Bretherton	Jill Regan
	Edward Stull	Loretta Korzuzko
	David & Judy Iocco	

Public Hearing: Opened 7:03PM

Luke & Jyoti Kelly, 218 Pine Street, Corning NY have applied for a Site Plan Review (application #2008-057), to demolish an existing seasonal cottage located at 9242 West Lake Rd, Hammondsport and build a full time residence on the existing foundation. The applicant has made some substantial changes to the original plans that were submitted to the Planning Board. These new changes have been submitted.

Public Questions/Concerns:

1. Fred White and the Family of Addie Patterson were present at the meeting to see the plans.

Board Questions/Concerns: None

Public Hearing Recessed: 7:10PM

Public Hearing: Opened 7:14PM

James Stratton and Linda Vickery (application #2007-020) have applied for a minor subdivision of land located at 7320 & 7324 Fish Hatchery Rd, Hammondsport. The subdivision is for 18.289 parcel of land into (1) 2.014 and (1) 16.275 parcel of land. Ms. Vickery is going to retain parcel 2 and Mr. Stratton to retain parcel 1.

Public Questions/Concerns: None

Board Questions/Concerns: None

Public Hearing Closed: 7:14PM

Public Hearing: Opened 7:15PM

Martin & Mary Ellen Ellis of Manor Road, Manorville, NY have applied (application #2008-028) for a minor subdivision of land located at 10034 West Lake Rd, Hammondsport. The subdivision is for a 5.102 parcel of land into (1) 2.92 and (1) 2.10 parcel of land. The applicants were not present at the meeting. Terry Bretherton was present to represent the applicants.

Public Questions/Concerns:

1. Mr. Hill wanted to know the applicants intentions with the subdivisions. Mr. Bretherton stated that Mr. Ellis is to retain parcel 1 and is selling parcel 2.

Board Questions/Concerns: None

Public Hearing Closed: 7:20PM

Regular Meeting: Opened 7:21PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on September 2, 2008. Mr. Adams made a motion to approve the minutes of September 2, 2008 as submitted. Seconded by Mrs. Fitzpatrick.
- b. Minutes were reviewed from the special meeting on September 23, 2008. Mr. Hann made a motion to approve the minutes of September 23 as submitted. Seconded by Mr. Robinson.

B. New Business:

a. Concept Review:

- i. Anthony Ruocco Application # 2008-073. The applicant has a stop work order for some excavation work he has been doing on his property. The Board held a discussion w/the applicant and contractor Bill Thomas. Mr. Thomas indicated that he was unaware of the need for a permit for excavation. During the discussion it was brought to the Board's attention by the application; that there is also a stop work order on the property for a Boat House. The Chairman will contact CEO, Magee regarding this matter. The file contains a letter of recommendations from CEO, Magee that include
 1. Stamped NYPE Designs
 2. DEC Approval
 3. Dept. of Transportation overview
 4. Town Highway Superintendent input.

Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Adams. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye

- ii. Loretta Kornuszko Application #2008-060. The applicant has applied for an addition on the north side of her cottage. The addition will be used for a bedroom and bath that will be wheelchair accessible. A new entrance will also be added and will be built from the road to the 2nd floor and will be wheel chair accessible. Mr. Hann made a motion to waive any further review based on Building Inspector, Terry Debuck's written notification that the cottage will not exceed 3 total bedrooms. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.

b. Planning Issues:

- i. Delia Stull – Mrs. Stull was present at the meeting to discuss with the Planning Board her concerns regarding Snug Harbor. Mrs. Stull's concerns included,
 1. Noise
 2. Parking – The lack of parking for the size of events held.
 3. Big party tents (w/tables & chairs) - Placed in the parking area
 4. Septic System – Is the septic system able to keep up w/the amount people that attend the big events?
 5. Garbage

Mrs. Stull indicated that she has been to Town Board regarding these concerns and has given the Town Board a petition regarding the noise. The Board held a discussion with CEO, Magee regarding Snug Harbor's file. Mrs. Fitzpatrick made a motion to hold a concept review regarding the intensification of use; after hearing the concerns. Seconded by Mr. Adams. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye. Chairman Robinson will contact the property owner and lease holder of Snug Harbor.

C. Old Business:

- a. Kelly – The File contains a letter from Building Inspector, Terry Debuck indicating the project is a remodel. The Board held a discussion with the applicant and David Iocco. The applicant is waiting for approval of the septic system by Paul Bauder from Kwik and Terry Debuck.
- b. Martin Ellis
 1. SEQR Short Form Part II Completed
 - a. Mr. Hann made a motion based on the information and analysis and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mr. Adams. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.
 2. Findings
 - a. SEQR-No negative impacts found / unlisted classification
 - b. Application complete
 - c. No negative comments at Public Hearing
 - d. Meets all local requirements of subdivision law.

Mrs. Fitzpatrick made a motion to accept the findings. Seconded by Mr. Adams. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.
 3. It is the determination of the Planning Board that the minor subdivision application of Martin Ellis meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I Mr. Adams make a motion to approve the Martin Ellis subdivision, conditional upon the lake front parcel being deeded to the upper parcel and instruct the chairman to sign the survey. Seconded Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.
- c. Jim Stratton
 1. SEQR Short Form Part II Completed
 - a. Mrs. Fitzpatrick made a motion based on the information and analysis and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mr. Adams. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.
 2. Findings
 - a. SEQR-No negative impacts found / unlisted classification
 - b. Application complete
 - c. No negative comments at Public Hearing
 - d. Meets all local subdivision requirements.

Mr. Hann made a motion to accept the findings. Seconded by Mr. Robinson. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.
 3. It is the determination of the Planning Board that the minor subdivision application of James Stratton meets the requirements of the subdivision law with sufficient

compliance as to be granted status for consideration of approval or disapproval. I Mrs. Fitzpatrick make a motion to approve the James Stratton subdivision, and instruct the chairman to sign the survey. Seconded Mr. Hann. Roll Call Vote: Hann-aye, Adams-aye, Fitzpatrick-aye, Robinson-aye.

D. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Hann
- b. Meeting adjourned at 10:01PM

Respectfully Submitted,

Carly McConnell
Recording Secretary