

**Town of Urbana
Planning Board Minutes
April 5, 2010**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzala	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Brian & Nancy Snyder	Sam Pennise
	Ray & Wilma Poechlein	Ryan Brockway
	Derek Kiff	John Jensen
	Joe & Marsha Carroll	Lance Locey
	Chris Bavis	Kathy Smith
	David Drum	Barbara Littleton

Regular Meeting: Opened 7:00PM

A. Minutes

- a. Minutes were reviewed from the regular meetings on February 8, 2010, March 1, 2010 and the special meeting on March 15, 2010. Mr. Mazzella made a motion to approve the minutes of February 8, 2010, March 1 & March 15, 2010 as submitted. Seconded by Mr. Hann.

B. Old Business:

a. Subdivision:

- i. Bavis/Smith – Application is not complete at this time. List of neighboring property owners and paid school tax receipts are still needed. A public hearing will be set when file is complete.

b. Concept Review:

- i. Lang – A water agreement between the applicant and Mr. Hoag has been submitted. Board can not make a decision until the M239 has been returned from the County Planner.
 1. SEQR Short Form Part II Completed
 2. 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. Mazzella Roll Call Vote: Hann-aye, Mazella-aye, Marshall-aye, Fitzpatrick –aye, Robinson-aye
- ii. Lance Locey – The Board reviewed new submissions from the applicant.
 1. Board Questions/Concerns (with responses by the applicant)
 - a. How did you become a preferred developer on this project and why was other developers not invited to bid on this project? Mr. Locey indicated that he requested the status from the Town Board. He proposed the idea back in 2004 and no one has ever approached the Board with this type of idea.
 - b. Insurance? Insurance would be as required by Town Attorney Bill Reed.

Respectfully Submitted,

Carly McConnell
Recording Secretary

- c. Restrooms? Portable bathrooms, until the applicant has a concrete plan. Has been in contact w/the Little League in regards to the use of their bathrooms.
 - d. Any issue from DEC with the floating docks? None at this time. They are currently more concerned w/the animal life
- 2. Chairman, Robinson will request more information from the Town Board regarding this project.
- 3. The Board advised the applicant to submit a more detailed trash plan & lighting plan
- 4. The Board required a more defined sketch map of the intended area of use.
- 5. No lease agreement has been set up at this time between the Town Board & Mr. Locey.
- 6. Public Questions/Concerns:
 - a. Dave Drum – Who speaks for the lake and the impact this project, has on it.
 - b. Ray Poehlein – Concerned w/the lack of communication from the Town on this project. The lack of public input, suggesting that Town residence may not want this project at that location.
 - c. Brian Snyder – Who will be responsible for the SEQR and when & were will the public hearing take place. The Board advised the public that the Planning Board will remain has the lead agency for the SEQR process. But, will likely get outside input. A date is unknown at this time for a public hearing.
- 7. Mr. Hann made a motion to move to full site plan review. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

C. New Business:

a. Concept Review:

- i. Sam & Theresa Pennise – Applicants have applied to remove the existing seasonal cottage located at 10206 E. Lake Road; and replace with a year round residence. The ZBA has granted approval for a variance for a front yard set back; conditional upon vehicle traffic flow patterns. The Planning Board recommends no structures, landscape vegetation, or ornamentals (permanent or temporary) be placed in the front yard setback area that is coincident with the existing road right-of-way. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye. A public hearing will be set up for the next meeting.

D. Planning Issues:

- a. Regular meetings of the Planning Board will be held on the first Monday of each month until May 2010.
- b. Chairman, Robinson attended a Storm Water Meeting and gave the Board an over view of the meeting.
- c. Chairman, Robinson reminded the Board Members of the required training and upcoming training sessions.

E. Motion to Adjourn:

- a. Mr. Mazzella made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick
- b. Meeting adjourned at 8:24PM