

**Town of Urbana
Planning Board Minutes
May 3, 2010**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Kathy Smith	Rob Louden
	Ray & Wilma Poehlein	Sam Pennise
	Bob Hicks	Jo Carrole
	John Jensen	Nancy & Brian Snyder
	Delia & Edward Stull	Lance & Robin Locey
	RJ Leonberger	

Public Hearing: Opened 7:02PM

Chris Bavis & Kathie Smith, 7644 Dinehart Rd, Hammondsport; have applied for a minor subdivision application #2010-010. To divide a 49.745 parcel of land into (1) 7.000 parcel and (2) 42.745 parcel of land. Board held discussion.

Public Questions/Concerns: No public present for this matter

Board Questions/Concerns: None

Public Hearing Closed: 7:02PM

Sam Pennise, 30 Lake St., Hammondsport has applied for site plan review application number 2010-004, to construct a new residence on his property located at 10206 E Lake Rd, Hammondsport.

Public Questions/Concerns (with responses were applicable):

1. George Brown was concerned with road blockage during the construction project. Mr. Pennise indicated that there would not be any real road closures. Maybe only a short time blockage for trucks. Mr. Brown was also concerned with permitted construction times. Chairman, Robinson stated that would have to be any issue between the property owners and is not an issue with the Planning Board.

Board Questions/Concerns (with responses were applicable): None

Public Hearing Closed: 7:09PM

Regular Meeting: Opened 7:10PM

A. Minutes

- a. Minutes were reviewed from the regular meetings on April 5, 2010. Mrs. Fitzpatrick made a motion to approve the minutes of April 5, 2010 as submitted. Seconded by Mr. Hann.

B. ZBA: None

C. New Business:

- a. Concept Review:
 - i. Michael Campanelli has proposed a new driveway located on this property on the West Lake Road. The new driveway would be surfaced grade 150' to 160' in length. The applicant indicated that the drive is not primarily for vehicle traffic; but would be able to withstand vehicle traffic. The applicant is an Engineer, but is not the engineer on record for this project. The Board advised the applicant that a licensed PE from the state of NY would be required to submit plans; on a project of this magnitude. Chairman, Robinson understood that the NY DOT only

approved the cut in the guard rails and the area involving the road right-of-way, not the entire project. The applicant believes that the DOT has approved the entire project. Chairman Robinson, will contact the applicant's contact Andrew Palao, from the DOT regarding this project. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

D. Public Questions:

- a. Bob Hicks / Keuka Scenic Boat Tours – The Board informed Mr. Hicks that any tour boat operations originating from the Snug Harbor Restaurant would be require approval of a Special Use Permit.
- b. Mrs. Stull questioned why Mr. Tompkins (property owner of Snug Harbor) had addressed the Planning Board at a previous meeting. The Board informed Mrs. Stull that Mr. Tompkins addressed the Board regarding a recent decision that the Board had made regarding the property.

E. Old Business:

a. Subdivision:

- i. Fazio – No new submissions
- ii. Bavis/Smith –

1. SEQR Short Form Part II Completed

- a. Mr. Mitchell made a motion based on the information and analysis and 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 Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

2. Findings

- a. No negative impacts found-SEQR, unlisted classification.
- b. Application complete.
- c. Both parcels meet the spirit and intent of chapter 93-6, Subdivision of Land.
- d. Action is declared to be a minor subdivision
- e. No negative comments at the Public Hearing.

3. It is the determination of the Planning Board that the minor subdivision or Bavis/Smith meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mr. Mitchell made a motion to approve the Bavis/Smith application as submitted, and to instruct the Chairman to sign and stamp the survey. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

4.

b. Concept Review:

- i. Locey – No new submissions
- ii. Pennise –

1. SEQR Short Form Part II Completed

- a. Mr. Mitchell made a motion based on the information and analysis and 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 Mrs. Fitzpatrick.

Roll Call Vote: Hann-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

2. Findings
 - a. No negative environmental impacts found-SEQR, unlisted classification.
 - b. Application is complete with the exception of structural blueprints and wastewater disposal approval from CEO-DeBuck.
 - c. A variance for front yard setback relief was granted by the Zoning Board of Appeals on March 17, 2010.
 - d. M239 referral received from the County Planner with no negative comments.
3. Mrs. Fitzpatrick made a motions to approve the application by Mr. Pennise as submitted with the following conditions;
 - a. No permits shall be issued until the file is complete. This includes submission of structural blueprints consistent with plans on file and approved on this date. Also included is an engineered wastewater disposal plan approved by CEO-DeBuck. A letter stating such approval shall be placed in the Planning Board's permanent file.
 - b. No structures, landscape vegetation, or barriers (permanent or temporary) shall be placed in the area that is coincident with the existing road right-of-way, as delineated by public record. This condition shall be inclusive of the entire deeded parcel.
 - c. No Certificate of Occupancy shall be issued until the file is complete and all conditions are met.
4. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Marshall-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

F. Planning Issues:

- a. Mr.Robinson & Mr. Marshall attended classes at Corning. They provided an overview for the Board.
- b. Meeting will remain on Mondays until further notice.

G. CEO Issues:

- a. CEO, Magee is looking into the issue of the used cars for sale at the gas station located on Route 54.
- b. No new information regarding the camper at the Mexican Restaurant.

H. Motion to Adjourn:

- a. Mr. Hann made a motion to adjourn the meeting. Seconded by Mr. Mitchell.
- b. Meeting adjourned at 8:25PM

Respectfully Submitted,

Carly McConnell
Recording Secretary