

**Town of Urbana  
Planning Board Minutes  
July 12, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzalla	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
<b>Public Present</b>	Carly McConnell	Recording Secretary
	Tim Tompkins	Ray & Wilma Poehlein
	John Daddato	Andrew & Herta Lukacko
	Michael Hanna	Jill Regan
	Terry Debuck	Edward & Delia Stull
	Peter Swarthout	Doug Robbins
	Doug Button	Evelyn Sancher
	Nicco Byer	Joe & Odette Stremel

**Public Hearing:** Opened 7:04PM

Terry Debuck, 7843 VanNess Rd, Hammondspport has applied for a minor subdivision (application #2009-012); to divide a 5.25 acre parcel of land into (1) 2.90 acre parcel & (2) 2.35 acre parcel. The property is located at 8440 Reservoir Hill Rd., Hammondspport. The Board held a discussion regarding the shared well agreement between the newly created lots. Board received a letter from neighbor Dick Gardner; who has no concerns with the project.

Public Questions/Concerns: No public present for this application  
Board Questions/Concerns: None

Public Hearing: Closed 7:06PM

**Regular Meeting:** Opened 7:08PM

A. Minutes

- a. Minutes were reviewed from the special meeting on April 7, 2010, regular meetings of May 3 and June 7, 2010. Mrs. Fitzpatrick made a motion to approve the minutes of April 7, May 3 & June 7, 2010 as submitted. Seconded by Mr. Hann. Mr. Mitchell was not present for all meetings & recued himself form the vote. All others in favor.

B. Old Business:

- a. Subdivision
  - i. Peter & Judy Swarthout Application #2010-042 & Ernst Lowe Application #2010-043. The Board held a discussion with the applicants and Attorney Baker. A public Hearing will be held at the next regular meeting on August 2, 2010 for their applications.
  - ii. Terry Debuck-The Board can not move forward without a completed SEQR by the applicant.
- b. Concept Review:
  - i. Lance Locey-No new submissions

C. New Business:

- a. Subdivision:
  - i. Doug Robbins – Has applied for a subdivision of land located at 268 ½ East Lake Rd, Hammondspport. The proposed subdivision is to subdivide the parcel into 2 lots. Lot 1 to be conveyed & annexed to neighbors. Lot 2 to be retained by owners (Doug Robbins, Chad Robbins & Doug Button). Board advised applicant to correct application on the lot labels

and sizes to match the survey. When CEO, Magee indicates the file to be complete, the application can go to a public hearing.

- ii. Andrew & Herta Lukacko #2010-056. Applicants have applied for a subdivision of 84.261 acres to 3 lots. Lot 1 would be 72 acres and retained by owner. Lot 2 & Lot 3 will be 6 acres each and convey. The proposed property is located at 8420 County Route 87, Hammondspport. The application represents phase 1. Phase 2 would be additional subdivisions at some point in the future. Board declared application to be a major subdivision.
- iii. John Daddato-Has proposed a subdivision of land located 10691 E. Lake Rd, Hammondspport. The applicant would like to subdivide the .71 acre lot into (1) .36 acres & (2) .35 acres. The Board held a discussion with applicant regarding the possibility of the proposed subdivision with the applicant.

b. Concept Review:

- i. Doug Robbins-Has submitted an application to build 3 docks on his property located at 268 ½ East Lake Rd, Hammondspport. The proposed project would be to build 3 docks connected by a walk away across the back of docks with a u shaped roof to cover the walk way and boat slip area. The Board advised the application that variances would be required. The Board requested a parking plan and clear definition of the project & drawings. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Mitchell. Roll Call: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

c. Special Use:

- i. Tim Tompkins/Snug Harbor: Has applied for a special use permit for outdoor music at Snug Harbor and proposing to operate business as it has in the past. Terry Debuck provided the Board at the meeting with an occupancy report in writing; for a total of 235 occupants. Board held discussion with applicant and public that was present for this application. The Board advised Mr. Tompkins to clearly define his proposed outdoor music to the Board.

D. Planning Issues:

- a. Keuka Watersports – The Board discussed several issues at this property location, off site locations and violations of the original approved site plan. The Board will request CEO, Magee to take a look into the following concerns. Mr. Mitchell will compose a letter to the Town Board addressing these concerns as well. Concerns include:
  - i. The selling of golf carts
  - ii. Encroaching on Clark’s property
  - iii. Parking boats in the slips at the head of lake to advertise the rentals of these boats
  - iv. Taking up space in the town boat launch area & maintenance of boats in that area.
- b. Junk Cars- The Board discussed the Town Code Section 105-41 & Section 136 of general municipal law; regulating junk autos in the Town of Urbana. Board will request CEO, Magee to look into violators of this law.
- c. The next regular meeting will be held on August 2, 2010.

E. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Mitchell
- b. Meeting adjourned at 9:13PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary