

**Town of Urbana
Planning Board Minutes
August 1, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Mark Waldrop	Ed & Delia Stull
	David Pearce	Robert & Lynn Domras
	David & Michele Neff	Bill & Susan McCoy
	Flora Haff-Cranmer	Dick Leonberger
	Lee & Kathy Hutchinson	Brent Hill
	Brian Guy	Edward Butcher
	Kevin Bennett	Daniel Long
	Paul Allen	Lewis Brown
	Mary Jo Woronoff	Scott Burg

Public Hearing: Opened 7:01PM

David Pearce has applied for a site plan approval on behalf of Michele & David Neff; to construct a new house and garage on two adjacent lots. The proposed project is at 10077 East Lake Rd, Hammondsport. Mr. Pearce received the DOH approval today and will submit to clerk.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:04PM

Opened 7:05PM

David Long has applied for a site plan approval on behalf of Claire Kutchera; for lakeshore residential renovations. The proposed project is at 10691 East Lake Rd, Hammondsport.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:06PM

Opened 7:07PM

Robert & Lynn Domras, 8717 County Route 87, Hammondsport; has applied for a minor subdivision approval. The applicant is seeking approval to divide a 14.169 acre parcel of land into (1) 5.169 acre and (1) 9.000 acre parcel. The 5.169 acre lot will be a conforming lot. The neighbor is purchasing the lot and will annex to his property.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed 7:09PM

Regular Meeting: Opened 7:10PM

A. Old Business:

- a. Judd Prozzler – Board reviewed the new submissions that included the decks drawn in the plan. After draft and consideration of the findings relating to their application,; Mr. Hann made a motion to waive any further review. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.
- b. Frank Zamiara / Country Crossroads – Board reviewed new submissions. A variance will be required for a side set back. Mr. Zamiara & Mr. Wydra were not present at the meeting. The Board can not move forward until a variance is granted from the ZBA. Chairman, Robinson will contact applicants.
- c. David Iocco / McCoy Event Center – The Board reviewed the written report from CEO, Terry Debuck and District Director for the NYS Department of Health, Tomas Klaseus. Board reviewed new submissions from applicants. Chairman, Robinson will contact CEO, Magee regarding the application. The Board will set up the application for a public hearing on Wednesday, August 17, 2011.
- d. Gurdeep Kundlas – No new submissions
- e. Roland Baird – No new submissions
- f. Joe Carroll - Application withdrawn

B. Public Comments:

- a. Lou Brown – Concerned regarding watershed issue at the property owned by Sam & Theresa Pennise. Board advised Mr. Brown to submit his letter of concern to the Clerk's office; to be placed in the Pennise file.
- b. Lee Hutchinson – Concerned with construction on property owned by Chad & Doug Robbins at 268 ½ West Lake Road. Board advised Mr. Hutchinson to put his concerns in writing for CEO, Magee and submit to clerk.
- c. Dick Leonberger – Concerned with CEO, Magee. The McCoy's also voiced their concerns with CEO, Magee; indicating that they are unable to reach him by phone. The Board advised Mr. Leonberger and the McCoy's to put their concerns in writing and submit to the clerk.

C. Old Business Cont:

- a. David Pearce / David & Michele Neff
 - i. 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 Mr. Hann. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella –aye, Fitzpatrick-aye, Robinson-aye
 - ii. Findings
 1. No negative environmental impacts found-SEQR, unlisted classification.
 2. Application complete.
 3. Set-back relief variances were granted by the Town's Zoning Board of Appeals.
 4. No negative comments at the public hearing.
 5. The project's wastewater system design is approved by the NYS Department of Health and Town of Urbana officials.

Approvals are based on the facts and circumstances as of :
August 1, 2011

6. The M239 referral was sent to the County and returned to local authority.

Mrs. Fitzpatrick made a motion to approve the findings.
Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye,
Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- iii. Mr. Mazzella made a motion based upon the application & file to approve the site plan review application of David Pearce / David & Michele Neff with the following conditions:

1. Any intensification of use or deviation from plans submitted and approved on this date will require an amended application and review under Chapter 88, Town of Urbana code.
2. Upon completion of the project, David L. Pearce, Architect, shall certify in writing the project was completed in accordance with plans submitted and approved on August 1, 2011. **No Certificate of Occupancy shall be issued until said certification and a letter of zoning compliance are received by the Planning Board**

Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye,
Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

- b. Daniel Long / Claire Kutchera

- i. 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 Mr. Hann. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella –aye, Fitzpatrick-aye, Robinson-aye

- ii. Findings

1. No negative environmental impacts found-SEQR, unlisted classification.
2. Application complete.
3. No Variances are required.
4. No negative comments at the public hearing.
5. The project's wastewater system design and operation was inspected and approved by Town of Urbana officials.
Approvals are based on the facts and circumstances as of :
Fall 2010

6. The M239 referral was sent to the County and returned.
Mrs. Fitzpatrick made a motion to approve the findings.
Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye,
Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye

- iii. Mitchell made a motion based upon the application & file to approve the site plan review application of Daniel Long / Claire Kutchera with the following conditions:

1. Any intensification of use or deviation from plans submitted and approved on this date will require notification of Town Code Enforcement officials and may require an amended application, and review under Chapter 88, Town of Urbana code.
2. Upon completion of the project, Daniel R. Long, Architect, shall certify in writing the project was completed in accordance with plans submitted and approved on August 1, 2011. **No Certificate of Occupancy shall be issued until said certification and a letter of zoning compliance are received by the Planning Board**

Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

c. Robert & Lynn Domras

i. 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, Mitchell-aye, Mazzella – aye, Fitzpatrick-aye, Robinson-aye

ii. Findings:

1. No negative impacts found-SEQR, unlisted classification.
2. Application is complete with the exception of an updated draft deed describing the annexation and paid tax receipts.
3. Action is declared to be a minor subdivision.
4. No negative comments at the Public Hearing.
5. The proposed subdivision creates a non-conforming lot number two (2) which; is agreed upon by “Burg” (westerly neighbor) to be annexed to his existing deeded parcel. This action will result in no net increase in the number of lots described or recorded for Mr. Burg.

Mrs. Fitzpatrick made a motion to approve the findings.

Seconded by Mr. Hann. Roll Call Vote: Hann-aye. Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

- iii. It is the determination of the Planning Board that the minor subdivision application of Robert & Lynn Domras meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mr. Mazzella make a motion to approve the Robert & Lynn Domras subdivision conditional upon; the newly created parcel shall be conveyed and permanently annexed to the property presently know as the “Burg” property. And, instruct the Chairman to sign and stamp the surveys. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.

D. Minutes:

- a. Minutes from the June 22, 2011 will be reviewed at the next regular meeting.

- b. Mrs. Fitzpatrick made a motion to amend the July 2010 minutes to correct a wrong address. Seconded by Mr. Hann. All in favor.
- E. Planning Issues:
 - a. Public Hearing will be on August 17, 2011
 - b. Next regular meeting will be held on September 12, 2011.
- F. Motion to Adjourn:
 - a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Mazzella
 - b. Meeting adjourned at 8:44PM

Respectfully Submitted,

Carly McConnell
Recording Secretary

DRAFT