

**Town of Urbana  
Planning Board Minutes  
October 4, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
<b>Public Present</b>	Andrew & Herta Lukacko	Edward & Delia Stull
	Bob Bringley	Chad Robbins
	Peter Baker	Keith Gustin

**Public Hearing:** Opened 7:01PM

Doug Robbins, 20 Taylor Street, Hornell NY; has applied for a site plan review for his property located at 9960 West Lake Road, Hammondsport. Applicant's proposed project is to construct 3 docks with a walkway, roof structure & set of steps leading down to the docks.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:03PM

Opened 7:04M

Andrew & Herta Lukacko, 8420 County Route 87, Hammondsport NY; has applied for a minor subdivision of land at this location. The proposed subdivision is to divide their 84.261 acre lot into (1) 73.270 acre lot, (1) 5.932 acre lot & (1) 5.059 acre lot.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed 7:06PM

Opened 7:06PM

Joseph Hillman, 1120 Shady Lane, Plantation, Florida has applied for a site plan review for his property located at 8694 West Lake Road, Hammondsport. Applicant has applied to build a three story residence, one boat dock (per Keuka Lake Uniform Dock & Mooring Law Requirements), new seawall & 2 sets of stairs (from road to residence & to the lake level). Bob Bringley;

Engineer recapped the project.

Public Questions/Concerns: None

Board Questions/Concerns: None

Closed: 7:08PM

**Regular Meeting:** Opened 7:09PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on September 13, 2010. Mrs. Fitzpatrick made a motion to approve the minutes of September 13, 2010 as amended. Seconded by Mr. Hann. All in favor.

B. Old Business:

- a. Concept / Site Plan Review:
  - i. Lance Locey – No new submissions. The Board feels that at this point, Mr. Locey would need to start a new application; if he wants to continue with his project.
  - ii. Robbins

1. SEQR Short Form Part II Completed
  - a. Mr. Hann 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. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye
2. Findings
  - a. No negative environmental impacts found-SEQR, unlisted classification.
  - b. Application is complete.
  - c. Area Variances granted by Zoning Board of Appeals.
  - d. M239 referral received from the County Planner with no negative comments
  - e. No negative comments at the Public Hearing.
  - f. A letter on file from CEO-DeBuck stating stairway plans comply with current building codes.
    - i. Mrs. Fitzpatrick made a motion to approve the findings. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye.
3. Mr. Robinson made a motion to approve the application of Mr. Robbins conditional upon on;
  - a. The approved docks shall be enjoyed personally and for recreational purposes only.
  - b. No business use of said premise shall be undertaken without first obtaining a Special Use Permit from the Town of Urbana. Business use includes, but is not limited to, leasing and or renting of the property. The business use exclusion also applies to the current dock construction enterprise of the owners.
  - c. Applicant is to provide the Board with written letter of compliance from CEO, Magee upon project completion.

iii. Hillman

1. SEQR Short Form Part II Completed
  - a. Mr. Marshall 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, Marshall-aye, Fitzpatrick-aye, Robinson-aye
2. Findings
  - a. No negative environmental impacts found-SEQR, unlisted classification.
  - b. Application is complete.
  - c. Area Variances granted by Zoning Board of Appeals.

- d. M239 referral received from the County Planner with no negative comments
  - e. No negative comments at the Public Hearing.
    - i. Mrs. Fitzpatrick made a motion to approve the findings. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye.
3. Mr. Robinson made a motion to approve the application of Mr. Hillman as presented and file reflect as of October 4, 2010. It is the responsibility of the applicant:
- a. Obtain a letter of zoning compliance from CEO, Magee upon project completion.
  - b. Provide documentation from the engineering firm that the structure was completed as per plans submitted and approved on this date.
  - c. Must obtain appropriate permits from the Town of Urbana Code Enforcement officers.  
Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye.
- b. Subdivisions
- i. Martha Weaver – No new submissions
  - ii. Andrew & Herta Lukacko
    - 1. Findings
      - a. No negative impacts found-SEQR, unlisted classification.
      - b. Application complete.
      - c. Meets all requirements to of subdivision regulations.
        - i. Mr. Hann made a motion to approve the findings. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye.
      - d. It is the determination of the Planning Board that the minor subdivision of Mr. & Mrs. Lukacko meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mrs. Fitzpatrick made a motion to approve the Lukacko application as conditional upon; a permanent well sharing agreement shall be described in the deed that is recorded for the newly created lot. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Robinson-aye.
- C. Motion to Adjourn:
- c. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Marshall
  - d. Meeting adjourned at 7:50PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary