

**Town of Urbana
Planning Board Minutes
November 7, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Jim Mitchell	Board Member
Public Present	Carly McConnell	Recording Secretary
	Douglass Schuckers	Shelly Fisher
	Roland Baird	Chris Todd
	Ronald Stackhouse	

Regular Meeting: Opened 7:00PM

A. Minutes:

- a. Minutes were reviewed from the regular meeting on October 3, 2011. Mr. Hann made a motion to approve the minutes of October 3, 2011 as amended. Seconded by Mrs. Fitzpatrick. All in favor.

B. Old Business:

- a. Concept Review / Site Plan
 - i. Gurdeep Kundlas – No new submissions
 - ii. Roland Grap & Catherine Powell – Board received a letter from Mr. Grap; stating he is no longer associated with Canoe Landing LLC. A letter was also received from Catherine Powell; withdrawing her application. Per, CEO, Magee’s written notice to the Board; Ms. Powell was served with a notice of violation for operating with out permits and informed that appearance tickets will issued for any future unlawful use.
- b. Subdivision
 - i. Roland Baird – The ZBA granted the applicant a modified variance; that requires the line to be moved to maintain the side yard set back. Eliminating the need for a side yard setback variance. Board needs updated surveys to move forward.
 - ii. Roxanne & Mike Mourhess – No new submissions. Chairman will contact applicants.

C. New Business:

- a. Concept Review
 - i. Mike Heard / Ron Stackhouse – Ron Stackhouse (contractor of record) has applied on behalf of Mark Hard. The proposed project is a cottage addition; located at 10383 E. Lake Rd, Hammondspport. Ron Stackhouse and Architect, Chris Todd was present. Board held discussion with Mr. Stackhouse & Mr. Todd. Board reviewed CEO, Magee’s written report.
 1. Findings
 - a. The project has been reviewed under Concept Review provisions of Chapter 88-Town of Urbana Code. The current proposal does not alter the original intended use of the property.

- b. The Concept Review application is complete and the applicant has supplied architectural plans by a licensed New York State Architect.
 - c. There are no encroachments or increase in the footprint of the structure.
 - d. The project, proposed on this date, is zoning compliant as determined the Town of Urbana Code Enforcement Officer
 - 2. Mr. Mazzella made a motion based on the current the submissions, findings & CEO's report to waive any further review. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
 - ii. Robert Wilson / Chris Todd – Mr. Wilson has submitted a site plan application to replace the existing cottage at 10856 E. Lake Rd, Hammondsport. The proposed project consists of remove the cottage (located across the road from the lake) and the beach house (located lakeside) and replacing with a new cottage (located lakeside). Mr. Todd (architect) was present at meeting. Board reviewed CEO Magee's written report and held discussion with Mr. Todd. Applicants have not received any septic plan approval at this time. The newly proposed stairs will require a set back variance. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
 - iii. Douglass Schuckers – Mr. Shuckers has applied for site plan approval to open at nano-brewery and tasting room; located at 8319 Pleasant Valley Rd, Hammondsport. Board held discussion with applicant. Mr. Todd stated that no outside activities; including music is planned for this location. Mr. Todd also stated that the hours of operation would be similar to tasting rooms in the area. Per, CEO's report no special use permit is required. Board reviewed CEO's written report. Applicants would like to open tasting room with beer from regional breweries before the brewery is up and running. Board discussed the parking issues at this location with the applicant. The property is located on the village water supply system. Board will require applicant to get septic approval for intended use from Mr. Debuck. Mr. Mitchell made a motion to move to full site plan review. Seconded by Mr. Robinson. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
- b. Subdivision
 - i. Carolyn Hopkins – Ms. Hopkins has applied for subdivision approval of her property located at 9396 County Route 76, Hammondsport. The proposed subdivision is to divide the total 11.074 acres to (1) 4 acre parcel and (2) 7.074 acre parcel. Lot 1 will retain the existing house and applicant intends to sell this lot. Applicant will retain lot 2 to build a house. Board held discussion with applicant and reviewed CEO's written report. Board advised

applicant to get survey done as proposed. Once the file is complete; application will be set up for a public hearing.

C. Executive Session:

- a. The Board enter into executive session to discuss a personnel issue at 8:29PM and came out at 9:24PM.

D. Motion to Adjourn:

- a. Mr. Mitchell made a motion to adjourn the meeting. Seconded by Mr. Mazzella
- b. Meeting adjourned at 9:25PM

Respectfully Submitted,

Carly McConnell
Recording Secretary