

**Town of Urbana
Planning Board Minutes
August 2, 2010**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzalla	Board Member
	Tom Marshall	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Tim Tompkins	Martha Treichler
	Rachel Treichler	Doug Robbins
	Peter Baker	Edward & Delia Stull
	Jill & Mike Regan	

Public Hearing: Opened 7:00PM

Peter & Judy Swarthout, 9755 E. Lake Rd, Hammondspport, has applied for a minor subdivision (application #2010-042); to divide a .246 parcel of land into (1) .226 acre lot & (2) .020 acre lot. Applicants are to retain the .226 acre lot and the .020 acre lot will be annexed to neighbor Ernst Lowe. Board held discussion with applicant and their attorney Peter Baker. Mr. Baker feels that the applicants have presented all of the necessary information regarding this application and the application of Mr. Lowe.

Public Questions/Concerns: No public present for this application

Board Questions/Concerns: None

Public Hearing: Closed 7:04PM

Opened: 7:04PM

Ernst Lowe, 2617 Classic Ct. E, Bedford Texas, has applied for a minor subdivision (application #2010-043); to divide a 6.238 parcel of land into (1) 6.06 acre lot & (2) .178 acre lot located at 9781 East Lake Rd, Hammondspport. Applicants are to retain the 6.06 acre lot and the .178 acre lot will be annexed to the neighbors Mr. & Mrs. Swarthout. Board held discussion with applicants Attorney Pete Baker. The current deed describes 2 lots. The new deed will need to reflect the annexation of the lot from Swarthout's.

Public Questions/Concerns: No public present for this application

Board Questions/Concerns: None

Public Hearing: Closed 7:07PM

Opened: 7:08PM

Doug Robbins, 20 Taylor St., Hornell NY, has applied for a minor subdivision (application #2010-053); to divided .397 parcel of land into (1) .103 acre lot & (2) .294 acre lot at his property located at 268 ½ W. Lake Rd, Hammondspport. Parcel 2 is be retained by owners & parcel 1 is to be annexed to neighbors Mr. & Mrs. Hutchison. File contains letter from Attorney Reed; indicating his representation of Mr. & Mrs. Hutchison and their intention of purchasing lot 1.

Public Questions/Concerns: No public present for this application

Board Questions/Concerns: None

Public Hearing: Closed 7:14PM

Regular Meeting: Opened 7:08PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on July 12, 2010. Mr. Mazzalla made a motion to approve the minutes of July 12, 2010 as submitted. Seconded by Mrs. Fitzpatrick. All in favor.
- B. Old Business:
 - a. Special Use Permit:
 - i. Tim Tompkins / Snug Harbor – Applicant submitted a proposal for his special use permit. Board reviewed proposal and held discussion. The Board believes the best interest for the business & community is to allow the applicant to have outside music & hopes to create a balance between the applicant and the neighbors. The Board discussed some options & alternatives to the applicant’s submitted plan. Mr. Tompkins indicated that most weddings are held outside under a tent and with out amplified music; guest would not hear the music. Mr. Baker (who is a musician that plays at the Snug Harbor) indicated that all band/music groups/musicians use amplified music. Mr. Baker suggested using a decibel meter to regulate the music. The Board discussed this suggestion and decided to table the application until they can research this suggestion. Mr. Tompkins verbally withdrew his application. The Board advised him to put the withdraw in writing and submit to the Clerk.
 - ii. Site Plan Review
 - 1. Lance Locey – No new submissions
 - 2. Joe Hillman – Board can not move forward until a decision has been reached by the ZBA
 - 3. Doug & Chad Robbins – Board held discussion with applicants. The Board reviewed a written notice from CEO, Magee & discussed with applicant. Chad Robbins indicated that they are not planning on renting out any dock space. Dock space is to be used by current & future owners of the parcel of land. All current & future property owners will be listed on the deed. The Board can not move forward until a decision has been reached by the ZBA.
 - iii. Subdivision
 - 1. Daddato – No new submissions
- C. New Business:
 - a. Subdivision:
 - i. Martha Treichler – Mrs. Treichler has applied for a subdivision on land located at 7988 Van Amburg Rd, Hammondsport. The applicant has applied for a subdivision of 108 acres into (A) 23 (B) 26 (C) 5.5 (D) 28 (E) 7 & (F) 6.18 acre lots. Parcels A, B, D, E & F will be annexed to family members and lot C will be retained by owner. The Board has classified this subdivision as a major subdivision. Applicant will need a set back variance for a barn that is located with the 20’ set back requirement between proposed lots C & D.
- D. Old Business Cont.:
 - a. Subdivision:
 - i. Terry Debuck –
 - 1. SEQR Short Form Part II Completed
 - a. Mrs. Fitzpatrick 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. Mazzalla Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Fitzpatrick-aye, Robinson-aye
 - 2. Findings

- a. N negative impacts found-SEQR, unlisted classification.
 - b. Application complete.
 - c. The applicant was granted relief from the Zoning Board of Appeals as it applies to Town Code section 105-15 A (2). This section requires the width of each proposed lot to be a minimum of 250 feet in an Agricultural District.
 - d. Action is declared to be a minor subdivision.
 - e. No negative comments at the Public Hearing.
 - i. Mr. Hann made a motion to approve the findings. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Fitzpatrick-aye, Robinson-aye.
3. It is the determination of the Planning Board that the minor subdivision of Terry Debuck meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mr. Mazzalla made a motion to approve the Debuck 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 Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Marshall-aye, Fitzpatrick-aye, Mazzalla-aye
- E. Planning Issues:
- a. Cavallaro – The Board received a written notice from CEO, Magee indicating that all issues have been taken care of and Engineered has signed off project.
- F. Motion to Adjourn:
- a. Mrs. Fitzpatrick made a motion to recess meeting until Thursday, August 5, at 5PM. Seconded by Mr. Marshall
 - b. Meeting recessed at 8:55PM

Respectfully Submitted,

Carly McConnell
Recording Secretary