

**Town of Urbana  
Planning Board Minutes  
August 5, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Norm Hann	Board Member
	Andy Mazzalla	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary

**Public Present**

**Recessed Meeting of August 2, 2010:** Opened 5:25PM

A. Old Business:

a. Subdivision:

- i. Peter & Judy Swarthout –Board held discussion. The Deed does not reflect the changes the Board requested of the applicant at the July meeting.
  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. Mazzalla Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Robinson-aye
  2. Findings
    - a. No negative impacts found-SEQR, unlisted classification.
    - b. Application complete with the exception of an updated deed.
    - c. No negative comments at the Public Hearing.
    - d. The proposed subdivision creates a non-conforming lot which; is agreed upon by the property owner located at 9781 E. Lake Rd (Lowe) to be annexed to their existing deeded parcel. This action will result in no net increase in the number of lots described or recorded for Mr. Lowe or Mr. and Mrs. Swarthout.
      - i. Mr. Mazzella made a motion to approve the findings. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.
  3. It is the determination of the Planning Board that the minor subdivision of Mr. & Mrs. Swarthout 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 Swarthout application as conditional upon the following. The newly created parcel shall be conveyed and permanently annexed to the property located at 9781 E. Lake Road, Hammondsport, presently know as the Lowe property. The Lowe Deed, filed with Steuben County, shall

- describe the annexation and result in no additionally described lots. Satisfactory proof of the aforementioned condition must be submitted to the Town of Urbana Clerk for filing. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Robinson-aye
- ii. Ernst Lowe - Board held discussion. The Deed does not reflect the changes the Board requested of the applicant at the July meeting.
    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, Mazzalla-aye, Robinson-aye
    2. Findings
      - a. No negative impacts found-SEQR, unlisted classification.
      - b. Application complete with the exception of an updated deed.
      - c. No negative comments at the Public Hearing.
      - d. The proposed subdivision creates a non-conforming lot which; is agreed upon by the property owner located at 9755 E. Lake Rd (Swarthout) to be annexed to their existing deeded parcel. This action will result in no net increase in the number of lots described or recorded for Mr. Lowe or Mr. and Mrs. Swarthout.
        - i. Mr. Mazzella made a motion to approve the findings. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.
    3. It is the determination of the Planning Board that the minor subdivision of Mr. Lowe 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 Lowe application as conditional upon the following. The newly created parcel shall be conveyed and permanently annexed to the property located at 9755 E. Lake Road, Hammondspport, presently know as the Swarthout property. The Swarthout Deed, filed with Steuben County, shall describe the annexation and result in no additionally described lots. Satisfactory proof of the aforementioned condition must be submitted to the Town of Urbana Clerk for filing. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Robinson-aye
  - iii. Doug Robbins-Board Held discussion
    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. Mazzella.  
Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Robinson-aye

2. Findings
  - a. No negative impacts found-SEQR, unlisted classification
  - b. Application complete
  - c. Action is declared to be a minor subdivision
  - d. No negative comments at public hearing
  - e. The proposed subdivision creates a non-conforming lot which, is agreed upon by the property owner located at 258 ½ West Lake Road.
    - i. Mr. Marshall made a motion to approve the findings. Seconded by Mr. Robinson. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.
3. It is the determination of the Planning Board that the minor subdivision of Mr. Robbins meets the requirements of the subdivision law with sufficient compliance as to be granted status for consideration of approval or disapproval. I, Mr. Mazzella made a motion to approve the Robbins application as conditional upon the following. The newly created parcel shall be conveyed and permanently annexed to the property located at 268 ½ West Lake Rd., Hammondsport, presently know as the Hutchison property. The Hutchison Deed, filed with Steuben County, shall describe the annexation and result in no additionally described lots. Satisfactory proof of the aforementioned condition must be submitted to the Town of Urbana Clerk for filing. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzalla-aye, Robinson-aye

B. ZBA:

- a. Billings – The Board chooses not to enter any formal opinion; due to not enough information being provide to the Board.
- b. Robbins-The Board chooses not to enter any format opinion is this matter.

C. Motion to Adjourn:

- a. Mr. Mazzalla made a motion to adjourn the meeting. Seconded by Mr. Hann.
- b. Meeting adjourned at 5:55PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary