

**Town of Urbana Planning Board
Regular Meeting
Monday May 20th, 7 p.m.**

The Town of Urbana Planning Board held its regular meeting on Monday May 20, 2013, at 7:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present:	Randy Robinson	Chairman
	Gary Vogt	Board Member
	Norm Hann	Board Member
	Betty Fitzpatrick	Board Member
	Tom Marshall	Board Alternate
	Marietta Nye	Recording Secretary

Present: Jill and Mike Regan, Tara Muller with Homes by Sheri, Mic Campanelli, John Webster, Bev Webster, Kathy Bates, Jeff Bates, Edward P. Stull, and an unidentified woman.

Chairman Robinson opened the Public Hearing for Michael Campanelli at 7:03 p.m. Michael Campanelli sought to construct a year round home at 9870 W. Lake Rd., tax parcel #091.17-01-004.200. In pursuant to TOWN OF URBANA Code § 88-16.

Public Comments: None

Board Comments: None

Chairman Robinson closed the public hearing at 7:06 p.m...

Chairman Robinson opened the regular meeting at 7:06 p.m...

Minutes: Minutes from April 1st were approved as amended on a motion made by Board Member Norm Hann and seconded by Board Member Betty Fitzpatrick and by all voting Aye.

Old Business:

Concept Review/Site Plan Review

1. Art and Melissa Sable: no new submissions.
2. Jeff and Kathy Bates: Special Use Permit
 - Questions were raised about a previous decision; it was asked if a decision follows the owner or the property.
 - Question arose as to whether or not Mr. Bates as tenant or the owner of the property can apply for permit.
 - Chairman Robinson advised Mr. Bates not to speak on behalf of the owner now, but to obtain written permission to do so.
 - It was suggested that we research earlier decisions.
 - Several comments and discussions started in the gallery; Board Member Norm Hann spoke on behalf of the secretary with regards to recording comments and concerns. Chairman Robinson advised the secretary not to record comments from the public as this was not a public hearing.
 - CEO Bob Magee stated the Planning Board can only require a Special Use permit for Theater or Concert Events and that as a restaurant they enjoy a pre-existing non-conforming use permit.

- Board Member Gary Vogt suggested that Chairman Robinson request additional information from Town Attorney John Ryan.
- On a motion to table further discussion until board receives written notification from Attorney Ryan made by Board Member Betty Fitzpatrick and seconded by Board Member Jim Mitchell and carried by all voting Aye, it was so moved.

Subdivisions:

New Business:

Concept Review/ Site Plan Review

1. John L. Webster, app. 2013-007: applicant is seeking to build a home at 9974 East Lake Road, which required a ZBA Variance to allow a front yard setback change. Applicant received the variance from the ZBA on April 17, 2013. Applicant now presents an application for a site plan review.

- Applicant stated that the septic was approved and waiting said approval to be filed with the Town Clerk.
- Architectural drawings meet code.
- CEO Magee submitted his report with approval.
- NYSEG has 10 ft of right of way from Rte 54.
- Gary Vogt questioned if the building disturbed right of pass and repass of tenant and there was nothing to report.
- ZBA filed favorable decision.
- Part II SEQR reviewed with no negative findings, no negative declaration.
- On motion to accept the SEQR with no negative declaration made by Board Member Jim Mitchell and seconded by Board Member Betty Fitzpatrick and carried by a roll call vote as follows:

Chairman Randy Robinson	Aye
Board Member Jim Mitchell	Aye
Board member Betty Fitzpatrick	Aye
Board Member Gary Vogt	Aye
Board Member Norm Hann	Aye

So moved.

- On motion to accept the findings made by Board member Betty Fitzpatrick and seconded by Board Member Norm Hann and carried by a roll call vote as follows:

Chairman Randy Robinson	Aye
Board member Jim Mitchell	Aye
Board Member Betty Fitzpatrick	Aye
Board Member Gary Vogt	Aye
Board Member Norm Hann	Aye

So moved.

- Chairman Robinson declared Mr. Webster's application complete.
- On motion to waive further review made by Board Member Jim Mitchell and seconded by Board Member Gary Vogt and carried by all voting Aye, so moved.

Subdivisions:

Discussion about the Application Process:

1. Need to expedite the process through both Planning and Zoning Boards to better serve the Applicant.
2. An additional form to be included to the Master Application to show the flow process of the application.
 - It was noted that CEO Magee put something together for the Village of Hammondsport and perhaps could develop something for the town.
3. Better communication needs to be established between the Board Chairmen, the Town Clerk and the Recording Secretary for a smooth process.
4. Files should be updated and complete in a timely fashion for accurate accounting and to save time at meeting and for the applicant.

Discussion in reference to the Campanelli Public Hearing.

1. 239 m received.
2. Application complete.
3. SEQR reviewed and found no negative impact and a negative declaration.
4. On Motion to Accept SEQR with no negative declaration made by Board Member Jim Mitchell and seconded by Board Member Betty Fitzpatrick and carried by a roll call vote as follows:

Chairman Randy Robinson	Aye
Board Member Jim Mitchell	Aye
Board Member Betty Fitzpatrick	Aye
Board Member Gary Vogt	Aye
Board Member Norm Hann	Aye

So moved.

5. On motion to accept the findings made by Board Member Norm Hann and seconded by Board Member Jim Mitchell and carried by a roll call vote as follows:

Chairman Randy Robinson	Aye
Board Member Jim Mitchell	Aye
Board Member Betty Fitzpatrick	Aye
Board Member Gary Vogt	Aye
Board Member Norm Hann	Aye

So moved.

6. On motion to approve application made by Board Member Gary Vogt and seconded by Board Member Betty Fitzpatrick and carried by a roll call vote as follows:

Chairman Randy Robinson	Aye
Board Member Jim Mitchell	Aye
Board Member Betty Fitzpatrick	Aye
Board Member Gary Vogt	Aye
Board Member Norm Hann	Aye

So moved.

7. Applicant informed that he is done with the Planning Board and released.

Discussion raised by Board Member Betty Fitzpatrick as to Rte 54 Auto Sales selling RV's and trailers. It was decided it was a CEO's matter and also that the trailer at San Carlos Restaurant is back and appears to be lived in. This was resolved before through the CEO and needs to be revisited.

Also raised was an ever present dumpster on a Pleasant Valley Rd residence. The owner is a contractor and concern was raised as to whether or not it should be fenced in to protect view from road. The policy should be checked on and Chairman Robinson will check in with resident.

On motion to adjourn made by Board member Norm Hann and seconded by Board Member Jim Mitchell and carried by all voting Aye, meeting adjourned at 8:35 p.m.

Respectfully Submitted

Marietta Nye
Recording Secretary

DRAFT