

**Town of Urbana
Zoning Board of Appeals
Minutes
October 26, 2011**

Board Members Present:

Richard Watson	Chairman
Charlie Egresi	Board Member
Mike Adams	Board Member
Richard Frey	Board Member
Carly McConnell	Recording Secretary

Board Members Absent:

Nichole Dresser	Board Member
Bob Domras	Alternate

Others Present:

John Treichler	James & Ruth Barry
Roland Baird	Shelly Fisher
Douglas Schuckers	

The Town of Urbana Zoning Board of appeals held a meeting October 26, 2011, 2011 at the Town Hall.

Chairman, Watson stated he had a quorum.

Chairman, Watson opened the public hearing at 7:00PM

Chairman stated that applications on the agenda (John Treichler & Roland Baird) for October 26, 2011 are Type 2 classification for SEQR. The files contain notice of public hearings; placed in the Coring Leader. The County returned the M239 forms; deferring to local judgment. No response from the Planning Board.

John Treichler, 7988 VanAmburg Rd, Hammondsport has applied for a variance for a front yard set back; seeking relief from Code 105-15(c). Applicant has applied for a variance to place a 22'x32' shed, 15' from the road. The Board reviewed submissions from the applicant and held discussion.

Board reviewed CEO, Magee's written decision

No public present regarding this matter and no letters received.

Roland Baird, 8261 Main St. Ext, Hammondsport has applied for 2 variances to subdivide property located at 8261 Main St. Ext.. Applicant seeking relief from Code 105-16, A (2) – Lot width shall be a minimum of 75' and Code 105-16 C (1) (b) – Side yard depth shall be a minimum of 10'.

Neighbors Ruth & James Barry were present at meeting and sent letter to Board prior to meeting. Mr. & Mrs. Barry addressed the Board with concerns they have with Roland Baird and detriment to the community this project will cause. Mr. and Mrs. Barry believe that properties in the area of the proposed subdivision will decrease in value if Mr. Baird is allowed to move forward.

Board held discussion with applicant. Board asked applicant if there was an alternate plan for the subdivision that would not require 2 variances. Mr. Baird said no, because of the existing house.

Mr. Egresi is a back yard neighbor to proposed property location and has recused himself from any decisions in this matter.

Mr. Adams made a motion to close the public hearings at 7:50PM. Seconded by Mr. Frey. All in favor.

Regular Meeting Opened at 7:51PM

Minutes were reviewed from August 24 & August 31, 2011 submitted by Chairman, Rick Watson. Mr. Frey made a motion to approve the minutes of August 24 & August 31, 2011 as submitted. Seconded by Mr. Adams. All in favor.

Old Business:

John Treichler – Application #2011-087 – Front Yard Depth

Board held discussion.

The Board reviewed VR2 Variance Findings & Decision. Mr. Adams made a motion to approve the findings. Seconded by Mr. Frey.

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Mr. Adams made a motion to approve the application; based upon the submissions. Seconded by Mr. Frey

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Roland Baird – Application #2011-054

Board held discussion regarding the information presented at the public hearing by the public and submissions from the applicant.

Lot Width

The Board reviewed VR2 Variance Findings & Decision. Mr. Frey made a motion to approve the findings. Seconded by Mr. Adams

Roll Call Vote:

Frey	Aye
Adams	Aye
Watson	Aye

Mr. Adams made a motion to approve the application as conditional upon parcel 1 (with existing house) be 72.15' wide and parcel 2 (vacant lot) be 68.15' wide; eliminating the need for the side yard set back. Seconded by Mr. Frey.

Roll Call Vote:

Frey	Aye
Adams	Aye
Watson	Aye

Mr. Adams made a motion to close the meeting at 8:19PM. Seconded by Mr. Frey. All in favor.

Respectfully Submitted

Carly McConnell, Recording Secretary