

**Town of Urbana
Zoning Board of Appeals
Minutes
March 17, 2010**

Board Members Present

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

Board Members Absent

Nichole Dresser	Board Member
Bob Domras	Alternate

Others Present Sam Pennise, George Brown, Judi Bergh, Bill & Mary Alice Kocher

The Town of Urbana Zoning Board of appeals held a meeting March 17, 2010 at the Town Hall.

Chairman, Watson opened the public hearing of March 17, 2010 at 7:03PM.

Chairman, Watson stated he had a quorum.

Sam & Theresa Pennise, Lake St., Hammondsport; is seeking relief from Town code 105-16 c (1) a; which requires front yard setbacks in a residential district to be a minimum of 40'. The proposed structure will result in a front yard setback of 10.4' on the northeast portion of the lot, 16.3' in the center and 20.3' on the northwestern portion of the lot. The proposed project is to remove the existing seasonal cottage and replace with a year round residence.

Project has been classified as a Type 2 SEQR action.

The Board received a written opinion from the Planning Board, dated March 15, 2010. The Planning Board recommends granting the requested relief with the following condition.

1. Vehicle traffic flow patterns. The Planning Board recommends no structures, landscape vegetation, or ornamentals (permanent or temporary) be placed in the front yard setback area that is coincident with the existing road right-of-way.

M239 was returned from the County Planner; referring judgment to the ZBA.

The Board received a letter of approval from neighbors Charles & Judy Sweeney.

Public Questions/Concerns:

Bill Kocher was concerned with the height of new structure.

George Brown was concerned with the new set back being too close to road and at what location is the set back established from.

The Board reviewed the notice of decision from CEO, Magee.

Mr. Frey made a motion to close the Public Hearing. Seconded by Mr. Egresi. All in favor.

Public Hearing Closed: 7:20PM

Regular Meeting Opened: 7:21PM.

The Board reviewed minutes from December 9, 2009. Mr. Adams made a motion to approve the minutes of December 9, 2009 as submitted. Seconded by Mr. Egresi and all in favor.

The Board reviewed and completed the VR2 Variance Findings & Decision. For Sam & Theresa Pennise, Application #2010-004, Mr. Frey made a motion to approve the findings. Seconded by Mr. Egresi.

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Mr. Frey made a motion to approve the application conditional upon no structures, landscape vegetation, or ornamentals (permanent or temporary) be placed in the front yard setback area that is coincident with the existing road right-of-way. Seconded by Mr. Watson.

Roll Call Vote

Frey	Aye
Egresi	Aye
Adams	Nay
Watson	Aye

Mr. Adams made a motion to adjourn. Seconded by Mr. Egresi. All in favor.

Meeting adjourned at 7:57PM

Respectfully Submitted

Carly McConnell, Recording Secretary

