

**Town of Urbana  
Zoning Board of Appeals  
Minutes  
August 11, 2010**

**Board Members Present**

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

**Board Members Absent**

Bob Domras	Alternate
------------	-----------

**Others Present:** Doug Robbins, Donald Pilgrim, Eric Schaaf & Mr. & Mrs. Harold & Mary Billings

The Town of Urbana Zoning Board of appeals held a meeting August 11, 2010 at the Town Hall.

Chairman, Watson opened the re-public hearing of Mr. Hillman from of July 21, 2010 at 7:00PM.

Chairman, Watson stated he had a quorum.

Joe Hillman (Application #2009-093), 11201 Shady Lane, Fort Lauderdale, Florida; is requesting 4 variances, to demolish and replace a residence located at 8694 West Lake Road. Applicant has applied for an area variance; pursuant to Town Code 105-16 C. 1, d (1), 105-16. C. 3. (2) & 105-16. C. 3.

Attorney Baker & Eric Schaaf (Engineer on record) was present to represent the applicant.

Applicant submitted new submissions for the application as follows:

1. Front Yard 8' set – no change
2. Lot Coverage 32% – changed to 24% (no variance required now)
3. Number of structural storey's – no change
4. Height of 36.6' – changed to 34.6' (no variance required now)

The Board reviewed the submitted changes.

The Board questioned the square footage & lot coverage with the concern that it did not include the decking. Based on Town Code; decks & porches are included in the total lot

coverage percentage. The new submissions did not include the decking. By including the decking the lot coverage would be at 32%, requiring the variance.

Mr. Shaaf indicated that the DOT will not allow the applicants to cut into the hillside and build into it.

The Board discussed the changes in view for neighbors with this project.

Mr. Adam made a motion to adjourn the public hearing at 7:38PM. Seconded by Mr. Egresi. Roll Call Vote: Frey-aye, Egresi-aye, Dresser-aye, Adams-aye, Watson-aye.

Chairman, Watson opened the public hearings of August 11, 2010 at 7:40PM.

Harold & Mary Billings of 8973 South Lake Rd, Hammondsport; has applied for variance to replace a concrete patio and wood decking at residence. Applicants are seeking relief from Town Code 105-16-D (1) R District; on Keuka Lake shoreline front yard set backs shall be a minimum of 15'.

The Board reviewed the written decision from CEO, Magee.

The Board received a written opinion from the Planning Board; indicating that they do not support or endorse the variances requested.

M239 has been sent to County Planner, but not returned.

Type 2 SEQR action declared

No public present in regards to this project.

Doug Robbins of 20 Taylor St, Hornell, NY has applied for a variance to construct a stairway and landings at his property located at 9960 W. Lake Rd Hammondsport. Applicant is proposing the stairway to be located 9'.3" from the edge of the improved highway and to go the high water mark. The code requires it be 20" from the edge of the improved highway and 10' setback from the lot line (lake).

Board reviewed the written decision from CEO, Magee

The Board received a written opinion from the Planning Board; indicating that they do not support or endorse the variances requested.

M239 has been sent to County Planner, but not returned.

Type 2 SEQR action declared

No public present in regards to this project.

Board received letter from Mary Ellen & Martin Ellis; who are opposed to this project.

Notice of meeting to neighbor Kathy Hutchison was returned. Applicants recently sold portion of property to Ms. Hutchison.

DOT has approved the cutting of the guard rail; conditional upon the approval of the stairway construction.

Mr. Frey made a motion to close the public hearing at 8:10PM. Seconded by Mrs. Dresser. Roll Call Vote: Frey-aye, Egresi-aye, Dresser-aye, Adams-aye, Watson-aye.

Regular Meeting Opened at 8:10PM

Minutes were reviewed from July 21, 2010. Mr. Egresi made a motion to approve the minutes as amended. Seconded by Mr. Adams. Roll Call Vote: Frey-aye, Egresi-aye, Dresser-aye

Mary & Harold Billings

The Board reviewed VR2 Variance Findings & Decision. For Mary & Harold Billings, for the front yard set back. Mr. Frey made a motion to approve the findings. Seconded by Mr. Adam

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Pending decision until M239 is returned from County Planner.

Doug Robbins

The Board reviewed VR2 Variance Findings & Decision. For Doug Robbins, for the front yard & rear yard set back. Mr. Frey made a motion to approve the findings. Seconded by Mr. Egresi

Roll Call Vote:

Frey	Aye
Egresi	Aye
Adams	Aye
Watson	Aye

Pending decision until M239 is returned from County Planner.

The Board will review the application of Joseph Hillman at the next meeting.

Mr. Frey made a motion to recess meeting at 9:20PM. Seconded by Mrs. Dresser. All in favor.

Respectfully Submitted

---

Carly McConnell, Recording Secretary