

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 27 July 2015 – 7 PM
Town Hall – 1176 Church Street – Virgil, NY 13045

Board Members (*absent)

Jeffrey Breed, Chairman
Gary Wood
Carole Lathrop
*Dawn Willis
Ann Howe
*Mark Baranello, Alternate

Others Present

Craig Umbehauer, Town CEO
Joan Fitch, Board Secretary

Applicants & Public Present

Patricia Gaven, Applicant; Tracey Evanick.

REGULAR MEETING

The Regular Meeting of the Town of Virgil Planning Board was called to order by Chairman Jeffrey Breed at 7:08 p.m.

OLD BUSINESS – NONE

NEW BUSINESS

Patricia Gaven, Applicant/Reputed Owner – 2145 Curtis Road – TM #125.00-02-13.200 – Proposed Minor Subdivision

Chairman Breed recognized the applicant, assisted by CEO Craig Umbehauer, who explained that the Board’s approval was being sought to subdivide a 41.373±-acre lot into two parcels of 3± and 38.373± acres as shown on a portion of a survey map accompanying the application. Ms. Gaven stated she wanted to keep the three acres which contains her home, and would sell the larger parcel to the Evanicks. The entire 41.373 acres is to be kept “forever agricultural/horticultural” she stated. She also explained the existing right-of-way to Board members.

Chairman Breed acknowledged receipt of a staff report (dated 9 July 2015) from the Cortland County Planning Department, recommending that the driveway providing road access to the proposed 3-acre parcel be written into the deeds of both properties.

The Board completed their portion of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part 2. Therefore, **a motion was made by Member Ann Howe that the action, based on the information submitted, will not cause any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Carole Lathrop, with the vote recorded as follows:**

Ayes: Chair Breed	Nays: None
Member Wood	
Member Lathrop	Absent: Member Willis
Member Howe	Alternate Member Baranello

Motion carried.

This becomes Action #27 of 2015.

A motion was then made by Member Gary Wood to approve the Minor Two-Lot Subdivision, as requested, with the stipulation that the driveway providing road access to the proposed 3±-acre parcel shall be written into the deeds of both properties. The motion was seconded by Member Howe, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Wood	
Member Lathrop	Absent: Member Willis
Member Howe	Alternate Member Baranello

Motion carried.

This becomes Action #28 of 2015.

CEO Umbehauer explained to the applicant that a land survey was required and, once completed, she should bring in the required copies of the survey map to the Town to have them officially stamped as approved. He also asked Ms. Gaven to provide the Town with a copy of the proposed deed restrictions that would be included in the Deed(s).

APPROVAL OF MINUTES

22 June 2015

A motion was made by Member Lathrop to approve the Minutes of the 22 June 2015 Planning Board meeting, as submitted. The motion was seconded by Member Wood, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Wood	
Member Lathrop	Absent: Member Willis
Member Howe	Alternate Member Baranello

Motion carried.

This becomes Action #29 of 2015.

8 July 2015

A motion was made by Member Howe to approve the Minutes of the 8 July 2015 Planning Board Special meeting, as submitted. The motion was seconded by Member Wood, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Wood	
Member Howe	Abstain: Member Lathrop
	Absent: Member Willis
	Alternate Member Baranello

Motion carried.

This becomes Action #30 of 2015.

ADJOURNMENT

At 7:27 p.m., a motion was made by Member Howe, seconded by Member Lathrop, to adjourn the meeting. All Board members present voted in the affirmative.



 Joan E. Fitch
 Planning Board Secretary

Emailed to Town Supv., Clerk, Atty., CEO, PB
Members & Co. Planning on 7/28/15.