

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 25 June 2018 – 7 PM
Town Hall – 1176 Church Street – Virgil, NY 13045

Board Members (*absent)

Jeffrey Breed, Chairman
*Carole Lathrop
*Ann Howe
Mark Baranello
Dale Taylor
Vacancy, Alternate

Others Present

Patrick Snyder, Town Attorney
Joan Fitch, Board Secretary
Kevin McMahon, Town CEO

Applicants & Public Present

David Forehand & Chuck Feiszli, PE, for Reigning Miracle Ministry, LLC, Applicant; Tyler & Stephanie Beck, Applicants; Joseph Segal for James & Jennifer Segal, Applicants; Sarah Dean.

REGULAR MEETING

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

OLD BUSINESS

Reigning Miracle Ministry, LLC, Applicant/Reputed Owner – 2981 Douglas Road – TM #105.00-07-12.000 – Site Plan Review & Conditional Permit for Proposed Religious Education Building

(Reference is made to the December 2017, January, March, April and May 2018 Minutes of this Board for additional information regarding this application.)

Chairman Breed brought everyone up to date on this project; the SEQRA was completed, and the Town Board has acted on the Local Law for latest application. Engineer Charles Feiszli advised those present that the applicant has received approval from the Health Department for both the water and wastewater systems, copies of which have been received and placed on file for the record.

CEO Kevin McMahon commented that the only issue left is septic and water sizing vs. the occupancy rating. This will be ascertained on his next visit. Member Mark Baranello asked when construction was expected to start, and Mr. Forehand responded as soon as everything is approved—hopefully before the end of summer. CEO McMahon advised that complete plans were needed in order for a Permit. Town Attorney Patrick Snyder stated that the applicant must come before this Board for approval of the Site Plan.

Member Baranello asked about emergency access; Mr. Forehand explained how this was laid out. There are 25 spaces with additional handicapped spaces. Potential parking for the future was discussed, and Mr. Forehand responded that they have other areas that could be used for this, and understand they will have to come back before this Board if additional parking will be needed.

In response to someone's question, Mr. Forehand affirmed that the new building will be used for church services.

A motion was then made by Member Baranello to approve the Site Plan for the proposed religious education building as revised April 2018. The motion was seconded by Member Taylor, with the vote recorded as follows:

**Ayes: Chair Breed
Member Baranello
Member Taylor**

Nays: None

**Absent: Member Lathrop
Member Howe**

Motion carried.

This becomes Action #21 of 2018.

Tyler & Stephanie Beck, Applicants/Russell Beck, Reputed Owner – Holler Road – TM #126.00-11-12.120 – Minor Subdivision

It is noted for the record that the required Area Variance for a parcel with less road frontage than allowed was granted by the Town’s ZBA at their previous meeting this date.

Chairman Breed recognized Mr. Beck who was seeking approval of a Minor Subdivision as requested in their application, resulting in an 8.5± A. parcel subdivided from an 87± A. parcel (owned by his father).

At the request of the Chairman, the Board Secretary read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. **A motion was then made by Member Taylor 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 Baranello, with the vote recorded as follows:**

Ayes: Chair Breed	Nays: None
Member Baranello	
Member Taylor	Absent: Member Lathrop
	Member Howe

Motion carried.

This becomes Action #22 of 2018.

Chairman Breed acknowledge receipt of a 1 May 2018 Memo from the Cortland County Health Department, returning the subdivision request to the Town for local determination.

A motion was made by Member Baranello to approve the Minor Subdivision, as requested. The motion was seconded by Member Taylor, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Baranello	
Member Taylor	Absent: Member Lathrop
	Member Howe

Motion carried.

This becomes Action #23 of 2018.

Matthew Libbey, Applicant/Matthew Libbey & Kathy Jo Small, Reputed Owners – 2670 US Route 11 - TM #118.00-01-35.000 – Area Variance

It is noted for the record that this item was placed on tonight’s Agenda in error. Reference is made to Action #5 of the Town of Virgil’s Zoning Board of Appeals meeting, 25 June 2018.

No Action Required.

James P. & Jennifer S. Sega, Applicants & Trustees/Sega Family Real Estate Trust, Reputed Owner – 1668 NYS Route 392 – TM #125.00-01-27.120 – Minor Subdivision

Chairman Breed recognized Joseph Sega, representing the applicants who were seeking approval of a Minor Subdivision as requested in their application, resulting in the subdividing of a 98.8±-acre parcel into two parcels containing 95.8± acres and 3± acres.

At the request of the Chairman, the Board Secretary read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. **A motion was then made by Member Baranello 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 Taylor, with the vote recorded as follows:**

Ayes: Chair Breed	Nays: None
Member Baranello	
Member Taylor	Absent: Member Lathrop
	Member Howe

Motion carried.

This becomes Action #24 of 2018.

Chairman Breed acknowledge receipt of a 15 June 2018 Memo from the Cortland County Health Department, returning the subdivision request to the Town for local determination.

A motion was made by Member Baranello to approve the Minor Subdivision, as requested, conditioned upon the subdivision meeting all Town requirements. The motion was seconded by Member Taylor, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Baranello	
Member Taylor	Absent: Member Lathrop
	Member Howe

Motion carried.

This becomes Action #25 of 2018.

APPROVAL OF MINUTES – 21 MAY 2018

A motion was made by Member Taylor to approve the (T) Virgil Planning Board Minutes of 21 May 2018, as submitted. The motion was seconded by Member Baranello, with the vote recorded as follows:

Ayes: Chair Breed	Nays: None
Member Baranello	
Member Taylor	Absent: Member Lathrop
	Member Howe

Motion carried.

This becomes Action #26 of 2018.

ADJOURNMENT

At 8:05 p.m., a motion was made by Member Taylor, seconded by Member Baranello, to adjourn the meeting. All Board members present voted in the affirmative.



 Joan E. Fitch
 Planning Board Secretary

Approved 8/27/18 & emailed to Town Clerk
on 8/30/18.