

**TOWN OF VIRGIL PLANNING BOARD**  
**Minutes of Public Hearings & Regular Meeting - Monday, 24 April 2017 - 7 PM**  
**Town Hall - 1176 Church Street - Virgil, NY 13045**

**Board Members** (\*absent)

Jeffrey Breed, Chairman  
Gary Wood  
Carole Lathrop  
Ann Howe  
Mark Baranello  
Dale Taylor, Alternate

**Others Present**

Craig Umbehauer, Town CEO  
Joan Fitch, Board Secretary  
Patrick Snyder, Town Attorney

**Applicants & Public Present**

Alan & Sue Stevens, Applicants; Robbyn Simons, Applicant; Cashdyn Simons.

**PUBLIC HEARING # 1**

**At 7 p.m., Board Secretary Fitch read aloud the Public Hearing notice as published in the Cortland Standard. Proof of Publication has been placed on file for the record.**

**Robbyn Simons, Applicant/Reputed Owner - 2806 Page Green Road - TM #117.00-06-06.000 - Conditional Permit to House Horses Onsite**

Chairman Jeffrey Breed recognized the applicant who had appeared before this Board at their 27 March 2017 meeting and explained that she was seeking a Conditional Permit to keep horses on 2 acres of her 3-acre property. (Reference is made to those Minutes for additional information.)

Chairman Breed asked if there was anyone present who wished to comment on the requested area variance; there was one:

Dale Taylor - Asked how many horses would be kept on the subject property, and the appellant answered: no more than four.

**With everyone wishing to be heard having been heard, Chair Sprague closed the Public Hearing at 7:04 p.m.**

**PUBLIC HEARING #2**

**Alan & Sue Stevens, Applicants/Reputed Owners - 1700 NYS Route 392 - TM #127.00-08-03.000 - Conditional Permit for Proposed Storage Units**

Chairman Breed recognized the applicants who explained that they were seeking a Conditional Permit to construct a 30 ft. by 80 ft. building behind their Virgil Market to contain storage units which they would rent. This construction, they stated, would meet all codes and regulations. An annotated survey map showing the proposed location of the building accompanied the application, as did a sheet from the manufacturer detailing the look of the building and its foundation.

Chairman Breed asked if there was anyone present who wished to comment on the requested area variance; there was one:

Dale Taylor - Asked what color the building would be; Mrs. Stevens answered it would be tan, placed on the property as shown on the map. There will be 20 units of various sizes.

**With everyone wishing to be heard having been heard, Chair Sprague closed the Public Hearing at 7:08 p.m.**

**REGULAR MEETING**

**The Regular Meeting of the Town of Virgil Planning Board was called to order by Chairman Jeffrey Breed at 7:09 p.m.**

**OLD BUSINESS**

**Robbyn Simons, Applicant/Reputed Owner – 2806 Page Green Road – TM #117.00-06-06.000 – Conditional Permit to House Horses Onsite**

Chairman Breed asked Board Members if they had any questions. Member Mark Baranello asked the applicant if she was still considering housing a goat (as she had said at the March meeting). Ms. Simons stated she would like to.

Member Carole Lathrop asked Town Attorney Patrick Snyder if the Conditional Permit, if approved, would be only for this applicant. Attorney Snyder responded that the Permit usually runs with the property.

Chairman Breed acknowledged receipt of a 2 March 2017 Memo from Daniel Dineen, Director of the Cortland County Planning Department. The memo advised that their staff had determined that the request was technically adequate and had no State- or County-wide impact; therefore, it was being returned for final determination. A copy of this memo has been placed on file for the record.

With no further discussion, **a motion was made by Member Ann Howe to approve the Conditional Permit for the housing of up to four horses and one goat. The motion was seconded by Member Lathrop, with the vote recorded as follows:**

**Ayes: Chair Breed  
Member Wood  
Member Baranello  
Member Lathrop  
Member Howe**

**Nays: None**

**Motion carried.**

**This becomes Action #13 of 2017.**

**NEW BUSINESS**

**Alan & Sue Stevens, Applicants/Reputed Owners – 1700 NYS Route 392 – TM #127.00-08-03.000 – Conditional Permit for Proposed Storage Units**

Chairman Breed acknowledged receipt of the Cortland County Planning Board’s Resolution #17-07 dated 12 April 2017, which recommended approval of the Conditional Permit with three minor contingencies. A copy of this Resolution has been placed on file for the record. In response to one of the contingencies, the applicants provided the Board with a copy of their sample lease.

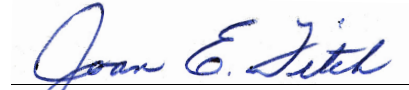
Town Attorney Patrick Snyder advised that this request is a Type II Action and requires no SEQRA.

Dale Taylor asked about the storage of hazardous materials, and Mr. Stevens provided a letter from Trachte Building Systems addressing this. Member Howe asked if the area surrounding the proposed storage unit building will have a gravel surface; Mr. Stevens responded that it would, and he would also like to oil and stone the area.



**ADJOURNMENT**

At 7:55 p.m., a motion was made by Member Wood, seconded by Member Howe, 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 6/20/17.