

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 23 November 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
Patrick Snyder, Town Attorney

Applicants & Public Present

Carl & Esther Metott, Applicants; Wes Kryger, Al Kryger, Ayden Willes(?).

REGULAR MEETING

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

OLD BUSINESS - NONE

NEW BUSINESS

Carl & Esther Metott, Applicants/Reputed Owners - 2206 Gee Hill Road - TM #s 125.00-03-15.000 & 16.000 - Proposed Minor Subdivision

Chairman Breed recognized the applicants who were seeking approval to subdivide Tax Map #125.00-03-16.000 into two lots, with the southeast lot to then be combined with the adjacent TM #125.00-03-15.000. It is noted for the record that at the preceding Zoning Board of Appeals meeting, the ZBA granted a variance for a lot size smaller than allowed. The purpose for subdividing/combining the parcel is because there are two dwellings on the parcel to be divided, and the owners wish to sell one of the dwellings, all as shown on the maps accompanying the applications. The Metotts purchased the subject properties 25 years ago.

Chairman Breed then read aloud the 6 November 2015 Cortland County Planning Department memo by Dan Dineen, Director of Planning, returning the application to the Town for final determination, conditioned that the proposed .57±-acre parcel is consolidated with the adjacent Tax Map #125.00-03-15.000.

Chairman Breed also acknowledged receipt of a 27 October 2015 letter from the Cortland County Health Department stating that since there's no new construction involved, their regulations do not require the minimum lot size. They also noted that the what is being proposed will provide sufficient land area to allow for 100% replacement of the onsite wastewater treatment system and well.

The Board then 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 Dawn Willis 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 Gary Wood, with the vote recorded as follows:**

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

Motion carried.

This becomes Action #38 of 2015.

A motion was then made by Member Wood to approve the Minor Subdivision, as requested, conditioned upon the proposed .57±-acre parcel being consolidated with the adjacent TM #125.00-03-15.000. The motion was seconded by Member Ann Howe, with the vote recorded as follows:

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

Nays: None

Motion carried.

This becomes Action #39 of 2015.

PRIVILEGE OF THE FLOOR

A request had been received from Al Kryger and Wes Kryger to appear before this Board to ascertain the procedure required by this Board in order for Greek Peak to use an existing A-frame (which is part of their PUD) building for overnight accommodations. It is zoned as a Commercial building. The Krygers explained that they are looking at holding a day camp in the summertime for six weeks in July/August 2016, using as a hostile in the wintertime, etc. A sketch of the "A-Frame Bunk House" was distributed and has been placed on file. Mr. Kryger stated that the building had been used as such in the 1970s. He asked if their proposed use needed to go to County Planning.

CEO Umbehauer asked questions regarding occupancy which were answered by Wes Kryger. Town Attorney Snyder commented that the Town CEO needed to make an interpretation/decision whether or not what was being proposed constituted a minor or a major revision to the existing PUD. Member Wood thought this was more of a "Code issue."

Water supply to the A-frame was discussed. CEO Umbehauer stated that Greek Peak needed to decide how this would be accomplished, and he would take it from there. Attorney Snyder suggested going back through the records. Al Kryger acknowledged that if there was any major change, they would have to come back before this Board. The CEO needs to find the original PUD approval; he will discuss this with Dan Dineen of the County Planning Department.

In conclusion, CEO Umbehauer stated he would look into the matter and see what he can find. Wes Kryger advised that they would like to try this out and see if its something "that will go." Member Wood stated that it needed to be researched and the Code requirements reviewed as they had to be met. He suggested perhaps trying this to see if it works out and what happens. CEO Umbehauer commented that it may be just a minor change. Attorney Snyder commented that if so, no further action would be needed.

No Action Taken.

APPROVAL OF MINUTES

24 AUGUST 2015

A motion was made by Member Howe to approve the Minutes of the 24 August 2015 Town Planning Board meeting, as submitted. The motion was seconded by Member Carole Lathrop, with the vote recorded as follows:

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

Nays: None

Motion carried.

This becomes Action #40 of 2015.

28 SEPTEMBER 2015

A motion was made by Member Willis to approve the Minutes of the 28 September 2015 Town Planning Board meeting, as submitted. The motion was seconded by Member Lathrop, with the vote recorded as follows:

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

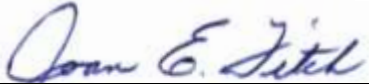
Nays: None

Motion carried.

This becomes Action #41 of 2015.

ADJOURNMENT

At 7:50 p.m., a motion was made by Member Willis, 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 12/28/15.