

TOWN OF VIRGIL PLANNING BOARD

Minutes of Regular Meeting - Monday, 28 November 2016 - 7 PM
Town Hall - 1176 Church Street - Virgil, NY 13045

Board Members (*absent)

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

Others Present

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

Applicants & Public Present

Robert Palmer, Applicant

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

Robert Palmer, Applicant/Joyce B. Sherman, Reputed Owner - 2727 South Cortland-Virgil Rd. - TM #115.00-14-05.100 - Proposed Minor Subdivision of Land (Pending ZBA Granting of Area Variance)

Chairman Breed recognized Town CEO Craig Umbehauer who explained that the Town's Zoning Board of Appeals, who met immediately before this meeting, had granted an Area Variance for road frontage less than allowed (131± feet) on the larger parcel, with the subdivided lot (3.3± A.) to have conforming road frontage. Reference is made to those Minutes for details.

Chairman Breed then acknowledged the 30 September 2016 memo from Daniel Dineen, Director of the Cortland County Planning Board, advising that the request was technically adequate and had no State- or County-wide impact; therefore it was being returned to the Town for local determination.

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 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 Gary Wood, with the vote recorded as follows:**

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

Nays: None

**Absent: Member Baranello
Member Lathrop**

Motion carried.

This becomes Action #20 of 2016.

At the conclusion of a brief discussion, a motion was made by Member Wood to approve the subdivision of land as modified by the Town of Virgil Zoning Board of Appeals on this date, with (1) the smaller out-parcel to be a conforming lot, (2) the remainder parent parcel to have a smaller road frontage than allowed, as per the granted area variance, and (3) upon submittal of the required survey maps. The motion was seconded by Member Howe, with the vote recorded as follows:

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

Nays: None

**Absent: Member Baranello
Member Lathrop**

Motion carried.

This becomes Action #21 of 2016.

NEW BUSINESS

None.

APPROVAL OF MINUTES – 24 OCTOBER 2016

A motion was made by Member Ann Howe to approve the Minutes of the 24 October 2016 Planning Board meeting, as submitted. The motion was seconded by Member Wood, with the vote recorded as follows:

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

Nays: None

**Absent: Member Baranello
Member Lathrop**

Motion carried.

This becomes Action #22 of 2016.

ADJOURNMENT

At 7:15 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 1/23/17.