

TOWN OF VIRGIL PLANNING BOARD
Minutes of Special Meeting - Wednesday, 8 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

Evan Hayes, Applicant; Jeffrey Smith, Applicant; Cynthia Bush, Bennie Bush, Bill Hayes.

SPECIAL MEETING

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

OLD BUSINESS

Jeffrey Smith, Applicant/Estate of David H. Smith, Reputed Owner – 2313 Carson Road – TM #127.00-02-25.000 – Minor Subdivision of Land

(Reference is made to the Town Planning Board Minutes of 22 June 2015. At that meeting, this application was referred to the Town ZBA for an area variance. The ZBA held a Public Hearing just before this meeting, granting an area variance for a lot with road frontage less than allowed.)

Town Code Enforcement Officer Craig Umbehauer informed this Board that, just before this meeting, an area variance had been granted by the Town ZBA for road frontage less than allowed, contingent upon the 2.24± A. parcel being combined with the 22± A. lot to the north. therefore, Jeffrey Smith, representing of the Smith Estate, was present to seek approval of the proposed subdivision.

Mr. Smith explained to the Board the differences that were made since his last appearance before the Board, e.g., he has a tree plantation on the 2±-acre parcel and it is not to be sold.

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 Gary Wood 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 Alternate Member Mark Baranello, with the vote recorded as follows:**

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

**Nays: None
Absent: Member Lathrop**

Motion carried.

This becomes Action #25 of 2015.

After a brief discussion, a **motion was then made by Member Wood to approve the Minor Subdivision, as requested, with the 2.24±-acre parcel to be combined with the 22±-ace lot to the north, and conditioned that a new driveway shall require Town approval. The motion was seconded by Alternate Member Baranello, with the vote recorded as follows:**

Ayes: Chair Breed

Nays: None

Member Wood

Member Willis

Absent: Member Lathrop

Member Howe

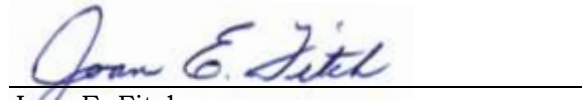
Alternate Member Baranello

Motion carried.

This becomes Action #26 of 2015.

ADJOURNMENT

At 7:09 p.m., a motion was made by Alternate Member Baranello, seconded by Member Dawn Willis, 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 7/27/15.