

**TOWN OF VIRGIL PLANNING BOARD**  
**Minutes of Regular Meeting - Monday, 27 June 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**

John & Sheila Morse, Applicants; Anthony Bakos, Applicant; Fred Ayres, Joseph Bakos.

**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**

**Anthony Raymond Bakos, Applicant/Reputed Owner - 2130 Walker Road - TM #125.00-01-32.100 - Minor Subdivision**

Chairman Breed acknowledged the applicant who was seeking approval to subdivide a 5±-acre parcel from this 68.92± property, as shown on the sketch accompanying the application. The road frontage was discussed, as was what land would be retained by the applicant, and what land would go to his son for a new home. The existing mobile home would be removed. When subdivided, both parcels will have a minimum of 350 feet of road frontage. Member Howe commented that "it's actually an improvement." CEO Umbehauer displayed a large tax map to the Board members showing what was being proposed. Member Carole Lathrop noted that the 50-foot strip will end up being consolidated with TM #125.00-01-32.100. Member Gary Wood felt the request was vague and suggested calling this a Sketch Plan Conference and have the property surveyed, then come back next month with a completed survey map indicating what was being done, as it seemed confusing. Mr. Bakos stated they had retained a surveyor, but he hadn't gotten to completing the job yet. After discussing this, and conferring with CEO Umbehauer, the Board members agreed to proceed at this time.

Chairman Breed read aloud a 10 June 2016 memo from Dan Dineen, Director of the Cortland County Planning Department, stating that the applicant's request was technically adequate and had no State- or County-wide impact; therefore, the application was being returned 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**

**Carole Lathrop 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 Wood, with the vote recorded as follows:**

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

**Nays: None**

**Motion carried.**

**This becomes Action #5 of 2016.**

**A motion was then made by Member Gary Wood to approve the Minor Subdivision, as requested, with the stipulation that under Article 5 of the Subdivision Regulations, Section 520, Paragraph B, waive numbers (6) and (7), plus Paragraphs C, D, and G, with the parcels to be consolidated as described. The motion was seconded by Member Mark Baranello, with the vote recorded as follows:**

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

**Nays: None**

**Motion carried.**

**This becomes Action #6 of 2016.**

**John & Sheila Morse, Applicants/Reputed Owners – 1724 & 1716 Tower Road – TM #107.00-02-11.100 – Minor Subdivision**

Chairman Breed acknowledged the applicants who owned this 15.18±-acre parcel which was improved with two houses and two barns. The Morses were seeking approval to split this parcel, as shown on the map accompanying the application, so that each would contain a house and a barn. (It is noted that the Zoning Board of Appeals had met just before this meeting and granted an area variance to allow for road frontage less than allowed, lot size less than allowed, and buildings closer to the property line than allowed.) Mrs. Morse stated that both of the proposed parcels already have existing separate driveways, separate water wells and septic systems.

Chairman Breed read aloud a 10 June 2016 memo from Dan Dineen, Director of the Cortland County Planning Department, stating that since both lots would retain an existing residential structure, the applicant must show that both lots also have a separate individual private well and septic system for the residential structure on the lot. The requested subdivision is otherwise both the technically adequate and had no State- or County-wide impact; therefore, the application was being returned 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 Lathrop 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 Wood, with the vote recorded as follows:**

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

**Nays: None**

**Motion carried.**

**This becomes Action #7 of 2016.**

A motion was then made by Member Wood to approve the Minor Subdivision, as requested, with existing separate water and septic systems on the two proposed lots to be shown on the required survey maps, and under Article 5 of the Subdivision Regulations, Section 520, Paragraph B, waive numbers (4), (5), (6), and (7), and Paragraphs D & G. The motion was seconded by Member Baranello, with the vote recorded as follows:

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

Motion carried.

**This becomes Action #8 of 2016.**

**APPROVAL OF MINUTES**

**28 December 2015**

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

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

Motion carried.

**This becomes Action #9 of 2016.**

**25 January 2016**

A motion was made by Chairman Breed to approve the Minutes of the 25 January 2016 Planning Board meeting, as submitted. The motion was seconded by Member Ann Howe, with the vote recorded as follows:

Ayes: Chair Breed  
Member Lathrop  
Member Howe  
Nays: None  
Abstain: Member Wood  
Member Baranello

Motion carried.

**This becomes Action #10 of 2016.**

**ADJOURNMENT**

At 7:45 p.m., a motion was made by Member Howe, seconded by Member Wood, to adjourn the meeting. All Board members present voted in the affirmative.

  
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Joan E. Fitch  
Planning Board Secretary

Emailed to Town Supv., Clerk, Atty., CEO, PB  
Members & Co. Planning on 7/20/16.