

**TOWN OF VIRGIL PLANNING BOARD**  
**Minutes of Regular Meeting - Monday, 28 December 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**

Don & Corena Morse, Applicants.

**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**

**Garrett Morse, Applicant/Reputed Owner – 1948 Daisy Hollow Road – TM #135.00-03-11.000 & 16.000 – Proposed Minor Subdivision**

Chairman Breed recognized the applicant who was seeking approval to subdivide a 5±-acre parcel from the subject's 102± acres, as shown on the map accompanying the application. There is presently a pole barn on the proposed lot.

Chairman Breed then read aloud the 30 November 2015 Cortland County Planning Department memo by Dan Dineen, Director of Planning, returning the application to the Town for final determination, as what was being proposed was "technically adequate and has no State- or County-wide impact."

Chairman Breed reminded the applicant that once subdivided, all required setbacks must be adhered to. Mr. Morse stated the Health Department had already approved the location of the septic 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.

**A motion was then made by Member Carol 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 Alternate Member Mark Baranello, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chair Breed</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Lathrop</b>		
	<b>Alternate Member Baranello</b>	<b>Absent:</b>	<b>Member Wood</b>
			<b>Member Willis</b>
			<b>Member Howe</b>

**Motion carried.**

**This becomes Action #42 of 2015.**

A motion was then made by Alternate Member Baranello to approve the Minor Subdivision, as requested, subject to (1) the Planning Board makes no representation regarding the suitability of the proposed lot for development, road or highway access, nor environmentally sensitive areas (such as wetlands), (2) all onsite sewage treatment systems must be approved by the Cortland Co. Health Dept., including waivers where minimum conditions are not met, (3) all private wells must be installed by a licensed well driller and meet the requirements of the (T) Virgil Aquifer Protection District, Local Law #3 of 2010, and (4) submittal of the required survey maps. The motion was seconded by Member Lathrop, with the vote recorded as follows:

<b>Ayes:</b>	<b>Chair Breed</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Lathrop</b>		
	<b>Alternate Member Baranello</b>	<b>Absent:</b>	<b>Member Wood</b>
			<b>Member Willis</b>
			<b>Member Howe</b>

Motion carried.

**This becomes Action #43 of 2015.**

**APPROVAL OF MINUTES – 23 NOVEMBER 2015**

A motion was made by Alternate Member Baranello to approve the Minutes of the 23 November 2015 Town Planning Board meeting, as corrected (although in attendance, Alternate Member Baranello did not vote as the five other members of the Board were present). The motion was seconded by Member Lathrop, with the vote recorded as follows:


<b>Ayes:</b>	<b>Chair Breed</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Lathrop</b>		
	<b>Alternate Member Baranello</b>	<b>Absent:</b>	<b>Member Wood</b>
			<b>Member Willis</b>
			<b>Member Howe</b>

Motion carried.

**This becomes Action #44 of 2015.**

**ADJOURNMENT**

At 7:30 p.m., a motion was made by Member Lathrop, seconded by Alternate Member Baranello, 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 1/25/16.