

**Town of Urbana
Planning Board Minutes
October 5, 2009**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Daryl Marshall	Alternate Board Member
	Robert Magee	Board Member
Public Present	Carly McConnell	Recording Secretary
	Larry Foster	Joel Smith
	Mary Carroll	Lydia Gentile

Regular Meeting: Opened 7:03PM

- A. Minutes:
 - a. Minutes were reviewed from the regular meeting on September 14, 2009. Mr. Mazzella made a motion to approve the minutes of September 14, 2009 as submitted. Seconded by Mrs. Fitzpatrick
- B. New Business:
 - a. Concept Review:
 - i. Carol Hanley – Application #2009-010: Applicant/property owners Carol & Thomas Hanley were not present at the meeting. Joel Smith, contractor for the project was present at the meeting to represent the applicants. The applicants have been issued a stop work order on this project. A stop work order has been issued due to several complaints about the project; including a complaint from Terry Debuck, Town Building Inspector about the project exceeding the permits that were issued. The Board held a discussion with the contractor. Mr. Smith indicated that the project was to remove existing walls, flooring, roof & rebuild on the same existing floor joists. CEO, Magee indicated that there were no variances required for this project. Board & CEO, Magee discussed new construction compared to a remodel with the contractor. Mr. Mitchell made a motion to move to full site plan review. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.
 - b. Special Use Permit:
 - i. Lydia Gentile - Application #2009-062: Applicant has applied for a special use permit to run a Bed & Breakfast at her residence. Owner/applicant's residence is at 8616 W. Lake Road. The Board held a discussion with the applicant regarding the project. The applicant does not have any onsite parking. The Board advised the applicant that onsite parking would be required and owner occupancy is required for a bed & breakfast.. Applicant indicated that her residence is currently on the market and she is keeping all of her options open at this point. The applicant stated that the septic tank is a permanent system and not a holding tank. Also, she stated that it was inspected on October 5, 2009. The Board advised the applicant to contact Terry DEbuck, Watershed Inspector, Kwick and NYS Health Department regarding the septic systems ability to handle a bed & breakfast. A concept review will be required as well the special use permit. Mrs. Fitzpatrick made a motion to move to full site plan review; along with the special use permit. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- C. ZBA
 - a. Keith & Bonnie Gustin – Application #2009-063. Applicants have requested a 2’ side set back on the southeast corner & northwest corner of their property. The Board held a discussion. The Board is of the opinion that this application should be denied and request the ZBA pay special attention to the 10’ deeded right of way to parcel #5.
- D. Planning Issues:
 - i. Regular meetings for November & December will be held on the first Monday of each of those months.
- E. Motion to Adjourn:
 - a. Mr. Mitchell made a motion to adjourn the meeting. Seconded by Mr. Mazzella.
 - b. Meeting adjourned at 9:04PM

Respectfully Submitted,

Carly McConnell
Recording Secretary