

**Town of Urbana
Planning Board Minutes
December 2, 2008**

Board Present	Randy Robinson	Chairman	
	Betty Fitzpatrick	Board Member	
	Norm Hann	Board Member	
	Jim Mitchell	Board Member	
	Andy Mazzella	Board Member	
	Mike Adams	Alternate Board Member	
	Bob Magee	CEO	
	Carly McConnell	Recording Secretary	
	Public Present	Craig Wilson	James Heil
		Arthur Kelly	Marjean Nelson
John Heil		Carrie Imbragno	
Timon Parsels		Bonnie Gustin	
Katie Larnard		Samantha Worden	
Michael Regan		Jill Regan	
Edward Stull		Delia Lopez Stull	
William Hitzeman		Jolie Long	
Jay Fay		Andrew Copp	
Katy Mohr		Donna Herman	
Larry Fable		Delia Stull	
Tim Tompkins			

Regular Meeting: Opened 7:04PM

- A. Minutes
 - a. Minutes were reviewed from the regular meeting on October 7, 2008. Mr. Hann made a motion to approve the minutes of October 7, 2008 as submitted. Seconded by Mr. Mitchell.
 - b. The November regular meeting was canceled due to no business to conduct.
- B. New Business:
 - a. Concept Review:
 - i. Luke Kelly – Applicant is waiting for septic approval.
 - ii. Ralph Brewer - No new submissions
 - iii. Snug Harbor -The Town Planning Board is reviewing current operations at the Snug Harbor Restaurant under authority granted by Town of Urbana Code, Chapter 88-3, as requested by petitioners, per Chapter 88-9 d. Due to information submitted to the Planning Board at their regular meeting held on October 7, 2008. Present at the meeting Tim Tompkins (property owner), Craig Wilson (business partner) and Carrie Inbragno (business partner). Several members from the public were in attendance. Mr. Tompkins has indicated that Mr. Wilson & Ms. Inbragno took over the business December 10, 2007 and have been operating the business as it previously has been run. Mr. Tompkins also indicated that there has not been a change in use and no physical change since 1992. The Board discussed the occupancy law with the applicants. They were unaware of the maximum occupancy for the building. CEO, Magee advised the applicants that the maximum occupancy needs be posted in the building by law and advised them to check on that. The liquor license for the business was transferred from Mr. Tompkins to Mr. Wilson. Mr. Tompkins stated that the noise complaints have been from the beginning of

owning the business. Mr. Tompkins indicated that the property/business is a pre existing non-conforming use and does not apply to 2008 codes. CEO, Magee talked to a State representative regarding pre existing non-conforming use. Mr. Magee was advised by the representative that Board needs to look at what was existing when zoning was adopted by the Town.

Board Questions/Concerns:

1. Has the level of outdoor activities increased since 1998? Mr. Tompkins indicated that this is not the first year that events have been held outside.
2. Do any activities cause people to park on the road? Mr. Wilson indicated that it occasionally does.
3. How many outdoor activities per year? Mr. Wilson stated that they had 7 outside weddings this year, but indicated that all music ends at 1030pm.
4. Number of parking spots? Mr. Wilson & Mr. Tompkins were unsure of the number of spots and said the spots are not designated.
5. Music? Mr. Wilson said that there is music on the veranda 5 nights a week.

Jack Fay (musician for Snug) addressed the Board and stated that the music can not be lowered anymore and the speakers are placed towards the bar. Mr. Wilson indicated that he would be willing to discussion the issues with the neighbors. The Board asked Mr. Tompkins, Mr. Wilson & Ms. Inbragno to attend the next regular meeting of the Planning Board. The Board also asked the applicants to provide the following information;

1. Max occupancy for the building
2. Details of septic system (design, capacity and etc)
3. Number of outside events
4. Approximate number of people that attend events

b. Subdivision:

- i. Beatrice Smith – CEO, Magee examined the drive and gave a verbal report to the Board; indicating his approval. CEO, Magee will put his approval in writing to the Board. Mr. Mazzella made a motion based upon CEO, Magee’s verbal report to allow the Chairman to sign/stamp surveys. Seconded by Mr. Mitchell. All in favor.

C. Motion to Adjourn:

- a. Chairman, Robinson made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick
- b. Meeting adjourned at 8:55PM

Respectfully Submitted,

Carly McConnell
Recording Secretary