

**Town of Urbana
Planning Board Minutes
June 22, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Norm Hann	Board Member
	Carly McConnell	Recording Secretary
Public Present	Mark & Mike Waldrop	

Public Hearing: Opened 7:04PM

Mark Waldrop has applied for a site plan approval to operate a restaurant at 8465 State Route 54, Hammondsport. The Board reviewed the written decision from CEO, Magee; indicating that a shed is under construction with no permit and it does not meet the uniform fire and building codes. The applicant stated he was informed by CEO, Debuck that a permit was not needed to place a structure on the property. Applicant indicated that the shed meets all Health Department requirements and will be used to house dry goods and a freezer.

Public Questions/Concerns: None present. A letter was received from Lyn & Cindy Hough; who operate a business across from the proposed project. Mr. & Mrs. Hough have are in support of the proposed project.

Board Questions/Concerns: None

Closed: 7:12PM

Special Meeting: Opened 7:12PM

A. Old Business:

a. Katie Durand

i. SEQR Short Form Part II Completed

a. Mr. Mitchell made a motion based on the information and analysis and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye

ii. Findings

1. No negative environmental impacts found-SEQR, unlisted classification.
2. Application complete.
3. No variances required.
4. No negative comments at the public hearing.
5. The project's wastewater system design is approved by the NYS Department of Health and Town of Urbana officials. Approvals are based on the facts and circumstances as of May 18, 2011 and have a maximum occupancy limit of 50 seats.

6. There is a structure under construction that does not have a permit and therefore is in violation. The structure is a few feet from the main building which is not permitted by zoning setbacks and is not permissible under NYS Fire and building code.
 7. The M239 referral was sent to the County but not returned.
- iii. Mr. Mitchell made a motion based upon the application & file to approve the site plan review application of Mark Waldrop with the following conditions.
1. Any intensification of use or deviation from plans submitted and approved on this date will require an amended application and review under Chapter 88, Town of Urbana code.
 2. Conditions and provisions of the NYSDOT highway work permit shall be completed with written verification of approval from said agency filed with the Town of Urbana before opening.
 3. The proposed project shall not open for public business until a certificate of zoning compliance is received from CEO-Magee **and** a certificate of occupancy is received from CEO-DeBuck.
 4. No portable comfort stations or restrooms are permitted for "special events." All activities are subject to the maximum occupancy of 50.
 5. No outdoor amplified musical entertainment is allowed.
 6. Proof of potable water from a certified lab must be on file with the Town of Urbana before a certificate of occupancy and zoning compliance permits are issued.
 7. Any new structures must meet all applicable codes.
- Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

B. Minutes:

- a. Minutes were reviewed from the regular meeting on June 6, 2011. Mrs. Fitzpatrick made a motion to approve the minutes of June 6, 2011 as submitted. Seconded by Mr. Hann. All in favor Planning Issues:

C. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Mitchell.
- b. Meeting adjourned at 7:40PM

Respectfully Submitted,

Carly McConnell
Recording Secretary