

**Town of Urbana
Planning Board Minutes
August 17, 2011**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
Public Present	Bill Mcoy	David Iocco
	Michelle Hartman	Flora Haff Cranmer

Public Hearing: Opened 7:00PM

Silvernail Event Center / Mcoy:

The Board reviewed new submissions from the applicant. Neighbor, Irene Bishop called the Clerk's office. Chairman, Robinson returned the call to Ms. Bishop and answered her general questions about type of events and alcohol. The Board received nothing in writing from Ms. Bishop. The Board received a letter from Maryclaire Donovan Frank & Fredrick Frank; who are against the project (letter in file).

Board Questions/Concerns: None

Public Questions/Concerns: None

Closed: 7:21PM

Special Meeting: Opened 7:21PM

A. Old Business:

- a. Silvernail Event Center – Chairman, Robinson requested a scale drawing with the park drawn in. File contains written decision from CEO, Magee indicating that the project is in zoning compliance. Chairman, Robinson feels the file is complete with the exception of an approval from department of health (Mr. Klaseus). Mr. Klaseus has requested some changes to the septic system. Mr. Iocco asked the Board to move forward with a restriction and he would resolve all outstanding issues. The Board agreed to move forward with restrictions.

1. 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. Mazzella. Roll Call Vote: Hann-aye, Mitchell-aye, Mazzella – aye, Fitzpatrick-aye, Robinson-aye

2. Findings:

- a. No negative environmental impacts found-SEQR, unlisted classification.
- b. Application is complete with the exception of the final potable water plan approval from NYSDOH. (pending)

- c. No variances were required for the project.
 - d. One negative comment was submitted in writing for the public hearing.
 - e. 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 : August 17, 2011
 - f. The M239 referral was sent to the County and returned deferring to local authority.
 - g. CEO- Magee's report verifying all plans and submissions are zoning compliant as of August 17, 2011
 - h. A licensed New York State Professional Engineer has documented and submitted plans for the Event Center.
3. Mr. Hann made a motion to accept the findings. Seconded by Mr. Mitchell. All in favor.
 4. Chairman Robinson made a motion to approve the Site Plan & Special Use Permit Application contingent upon approval from NYS DOH (Mr. Klaseus). Seconded by Mr. Mitchell. Roll Call Vote: Hann-aye, Mitchell-aye, Fitzpatrick-aye, Mazzella-aye, Robinson-aye.
- b. Waldrop/Pelicans Nest
 - i. Board held discussion regarding the DOT decision. Board reviewed CEO, Magee's written response, that indicates that the DOT will not put any approval in writing, but approves of the work done by the applicants and has a year to complete the black top. Board feels the applicants are good to go.
 - c. ZBA Opinion:
 - i. Ian Wydra – Board will not submit any formal opinion in this matter.
 - d. Planning Issues:
 - i. The next meeting will be held on September 12, 2011. Due to the Labor holiday.
 - e. Motion to Adjourn:
 - i. Mr. Mazzella made a motion to adjourn the meeting. Seconded by Mrs. Fitzpatrick.
 - ii. Meeting adjourned.

Respectfully Submitted,

Carly McConnell
Recording Secretary