

**Town of Urbana  
Planning Board Minutes  
March 7, 2011**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Norm Hann	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
<b>Public Present</b>	Robert Magee	CEO
	Dick Gardiner	Greg Gardner
	David Iocco	

**Regular Meeting:** Opened 7:05PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on January 10, 2011. Mr. Mitchell made a motion to approve the minutes of January 10, 2011 as submitted. Seconded by Mrs. Fitzpatrick. All in favor.
- b. Minutes were reviewed from the regular meeting on February 1, 2011. Mr. Mazzella made a motion to approve the minutes of February 1, 2011 as submitted. Seconded by Mr. Mitchell. All in favor.

B. Old Business:

- a. Site Plan & Special Use Permit:
  - i. Greg Gardiner – The Board reviewed new submissions from the applicant. The applicant will contact CEO, Magee regarding a sign application. At this time the applicant would like to place the sign on the front of the building. CEO, Magee provided a written & verbal report at the meeting. Board held discussion with CEO, Magee. Applicant will be scheduled for a public hearing at our next regular meeting in April.
- b. Concept Review:
  - i. David Pearce & Doug Gilstrap – No new submissions

C. ZBA:

- a. David Pearce & Doug Gilstrap – CEO, Magee provided a written & verbal report at the meeting. The Board held discussion with CEO, Magee. The Board will submit a favorable opinion to the ZBA, but indicated that they will not approve any permanent structure being built in the Town right of way.

D. New Business:

- a. Bill & Susan McCoy - David Iocco was present on behalf of the applicants. The proposed project is to remodel the existing structure for the purpose of renting the space out. The applicants are proposing a small event center for small gatherings. The property is located at 8851/8855 Silvernail Road in Hammondsport. CEO, Magee provided a written & verbal report on the project at the meeting. The Board reviewed submission by the applicant. The Board held a discussion with Mr. Iocco & CEO, Magee. Mr. Iocco indicated that plans are to limit events to 50 people with no food prep on the property. Mr. Iocco also indicated that renovations have taken place on the property with the project in mind. Mr. Mazzella made a motion that the Board approves the concept of the application. Seconded by Mr. Mitchell. All in favor. Mrs. Fitzpatrick made a motion to move to full site plan review in conjunction with the special use permit application. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

E. Planning Issues:

- a. The Board received a letter from the County Planner regarding M239 proposal agreements. The Board will review and discuss at the next meeting.

- b. Chairman Robinson reminded the Board Members of the training requirements and of the current training that is available.
- F. Motion to Adjourn:
- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Mitchell.
  - b. Meeting adjourned at 8:15PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary