

**Town of Urbana
Planning Board Minutes
February 8, 2010**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
	Robert Magee	CEO
Public Present	Carly McConnell	Recording Secretary
	Mark Malcom	Derek Kiff
	Ryan Brockway	Steve Lang
	Mr. & Mrs. Tony Cavallaro	Rob Rigby
	Terry Debuck	

Public Hearing: Opened 7:00PM

Mark Goodwin (dba Keuka Brewing Co.) has applied for a site plan review application #2009-084 to locate a micro brewery in a business district located at 8462 Route 54. Applicant has submitted a parking plan & tentative logo. The Board reviewed the new submissions and advised applicant to contact CEO, Magee for a sign permit.

Public Questions/Concerns (with responses by the applicant)

1. The Board received a letter of support from neighbor Lynn Hough.

Board Questions/Concerns:

1. Would the parking lot be paved at any time? That would be something the applicants would like to do in the future.
2. Have you received the necessary State & Federal license to run a micro brewery? They have applied for the Federal at this time, but have not received. The applicants have not applied for the State, because you need to have received your Federal license prior to applying for the State.

Public Hearing: Closed 7:04PM

Regular Meeting: Opened 7:07PM

A. Minutes

- a. Minutes were reviewed from the regular meeting on December 7, 2009 and January 4, 2010. Mrs. Fitzpatrick made a motion to approve the minutes of December 7, 2009 & January 4, 2010 as submitted. Seconded by Mr. Mitchell.

B. Old Business:

a. Subdivision:

- i. Terry Debuck – Applicant received a variance from the ZBA on the road frontage. The Board discussed the location of the septic, with new proposed subdivided lots. The applicant indicated that both parcels will have a well agreement. Mr. Hann made a motion to move forward with the application and request applicant to get a survey. Seconded by Mrs. Fitzpatrick and all in favor.
- ii. Steve Fazio/Early – No new submissions
- iii. Mark Malcom – Applicant submitted a new sketch plat. The Board can not move forward until they receive a written decision from CEO, Magee.

b. Concept Review:

- i. Cavallaro – New plans have been submitted to reflect changes that were needed to comply with the uniform building codes. Chairman, Robinson made a motion to waive any further review based upon the years of review, CEO Magee's written reports, ZBA Opinions, public hearings

and engineered drawings. The waiver is also conditional upon Engineer Dave Iocco signing an affidavit that the project was built in accordance with plans submitted to the Planning Board on February 8, 2010.

Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann –aye. Mazzella-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

- ii. Anthony Rucco – The Board received a written response from Highway Superintended Dave Buckley date January 7, 2010. Mr. Buckley is proposing the placement of rocks in the area of question to prevent people from parking in that area.

C. ZBA Opinion: None

D. New Business:

a. Concept Review:

- i. Steve Lang- Applicants Ryan Brockway & Derek Kiff have applied to operate an ice cream shop within the existing green house owned and operated by Mr. Lang. The applicants would rent out approximately a 250' square foot area (approximately one third of the current building) Due to NYS Health Department regulations the area will need to be an enclosed area with ceilings and walls. Currently that area is open to the air and would need to be enclosed. The Health Department has indicated to Mr. Lang that the septic is sufficient but still needs to inspect it. The property owner will make upgrades to the electric and plumbing for the ice cream shop area. The applicants plan to have a walk up ice cream shop with two windows of service. The shop will be seasonal from mid April to mid October. The Board discussed the parking issues on the site. The Board advised the applicants and property owner that they will need to get a building permit to do the interior renovations. A building permit can not be issued until approval from the Planning Board is received. Mrs. Fitzpatrick made a motion to move to full Site Plan Review. Seconded by Mr. Mazzella. Roll Call Vote: Hann-aye, Mazzella-aye, Mitchell-aye., Fitzpatrick-aye, Robinson-aye.

E. Old Business Continued:

a. Mark Goodwin / Finger Lakes Brewing Co –

- 1. SEQR Long Form Part II Completed
- 2. Mrs. Fitzpatrick made a motion based on the information and analysis and any 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. Mitchell Roll Call Vote: Hann-aye, Mazella-aye, Mitchell-aye, Fitzpatrick –aye, Robinson-aye
- ii. Findings: Mr. Hann made a motion to approve the following findings. Seconded by Mr. Mazella. Roll Call Vote: Hann-aye, Mazella-aye, Mitchell-aye, Fitzpatrick –aye, Robinson-aye
 - 1. No negative environmental impacts found-SEQR, unlisted classification.
 - 2. Application complete.
 - 3. Local approval of the wastewater disposal system for the proposed level of usage from CEO, Debuck
 - 4. M239 referral received from the County Planner with no negative comments.
 - 5. Positive neighbor comments submitted for the Public Hearing supporting the project.
 - 6. No variances required.
- iii. Mr. Mitchell made a motion to approve the application of Mark Goodwin to operate micro brewery with the following conditions.

1. A completed sign application including size, location and graphic detail shall be submitted to the Town for review before a permit is issued.
2. Landscaping shall be performed in accordance with the applicant's submissions.
3. Any change of use or intensification of use may be subject to further review.

Seconded by Mrs. Fitzpatrick. Roll Call Vote: Hann-aye, Mazzela-aye, Mitchell-aye, Fitzpatrick-aye, Robinson-aye.

F. Planning Issues:

- a. Regular meetings of the Planning Board will be held on the first Monday of each month until May 2010.

G. Motion to Adjourn:

- a. Mr. Mitchell made a motion to adjourn the meeting. Seconded by Mr. Mazzella
- b. Meeting adjourned at 8:35PM

Respectfully Submitted,

Carly McConnell
Recording Secretary