

**Town of Urbana  
Planning Board Minutes  
April 7, 2010**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Tom Marshall	Alternate Board Member
<b>Public Present</b>	Steve Lang	Derek Kiff
	Ryan Brockway	

**Special Meeting:** Opened 6:01PM

The Board held a special meeting to review & discuss the application of Steve Lang. The property owner has applied for a site plan approval for his property located on State Route 54. The site plan is to modify the inside of the existing Van Scoters Garden Center to include an ice cream stand. Ice Cream Stand will be owned & operated by Ryan Brockway & Derek Kiff.

A. Findings:

- a. Mr. Hann made a motion to approve the following findings. Seconded by Mr. Mazella.
  - i. No negative environmental impacts found-SEQR, unlisted classification.
  - ii. Application is complete.
  - iii. No variances are required.
  - iv. M239 referral received from the County Planner with no negative comments.
  - v. A written potable water agreement is on file between the applicant and the owner of the water source. This is the result of an issue raised at the Public Hearing.
  - vi. Retail food service is a permitted use in a highway business district.
  - vii. Application meets the minimum requirements for parking.
- B. Mr. Mazella made motion to approve the application with the following conditions.
  - a. A completed sign application including size, location, and graphic detail shall be submitted to the Town for review before a permit is issued.
  - b. Any change of use, or intensification of use may be subject to further site plan review.
  - c. The minimum number of parking spaces must be delineated with curb stops, remain dedicated and open to patron parking only.
  - d. Wastewater disposal system must be installed, functional, approved by CEO –De Buck and a certificate of compliance on file before retail ice cream operations commence.

Seconded by Mr. Hann. All in favor.

C. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Hann
- b. Meeting adjourned at 6:20PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary