

**Town of Urbana
Planning Board Minutes
June 1, 2009**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Daryl Marshall	Alternate Board Member
Public Present	Carly McConnell	Recording Secretary
	Paul Wilson	Anthony Cavallaro
	Rob Rickey	Nancy Cavallaro
	George Morris	
	Mark Cavallaro	

Regular Meeting: Opened 7:00PM

- A. Minutes:
 - a. Minutes were reviewed from the regular meeting on May 5, 2009. Mr. Mitchell made a motion to approve the minutes of May 5, 2009 as submitted. Seconded by Mr. Hann.
- B. New Business:
 - a. Concept Review:
 - i. Heron Hill – Application #2009-022. Proposed project is a seasonal café and catering area. The seasonal café will offer a limited menu and hours will correspond with the winery hours. Additional area will be used for special winery events, weddings, outdoor entertainment and etc. All special events will end at 11pm. Special events will be catered. The property is located in an agricultural district. A special use permit is required. Applicants are working with Terry Debuck regarding the septic. Currently it is being pumped and transferred to a public disposal system. Per applicants a liquor license does not have to be amended. Mrs. Fitzpatrick made a motion to move to full site plan review. Seconded by Mr. Mitchell. All in favor. Applicants have been advised to complete a short form SEQR (applicants section only), Site Plan application (all items on the check list) and a Special Use Permit application.
- C. Old Business:
 - a. Terry Debuck – Applicant will notify the Board if he plans to proceed with the sub division application.
 - b. Keuka Lake Enterprises (Snug Harbor) – Board held a discussion regarding the letter Atty. John Ryan sent on behalf of the Planning Board to Atty. Kerr (applicant’s attorney).
 - c. Anthony Ruocco – No new submissions.
 - d. Cavallaro – The applicants had a meeting on June 1, 2009 with CEO, Magee, Terry Debuck and a NY State Representative. Chairman Robinson will request written decisions from CEO, Magee & Terry Debuck. Mr. Mazzella made a motion to consider Mr. Iocco’s letter the written change in application and to allow the stop work order to be lifted and to let them continue. The motion failed to receive a second and failed. The following course of action was agreed upon by both the applicants and the Board.
 - i. Applicants will amend application #2008-0008 to reflect the current proposed changes; this will include stamped and signed

modified drawings from a licensed NYS Engineer highlighting and detailing the changes from the original application. A numbered narrative list will also accompany the drawings referencing the changes. Any proposed modifications to the existing foundation or supporting structure must also be documented.

- ii. Applicants shall provide written proof their current wastewater management system is compatible and approved for their proposed site plan modifications from DOH, KWIC, and Town of Urbana officials. As discussed if these agencies do not have authority to act, or wish not to opine simply have them state that in writing and submit this as proof of compliance.
- iii. Submit a copy of your proposed site-plan modifications to CEO Magee and obtain a written determination as to compliance with all local zoning statutes.
- iv. The Board has agreed to hold a meeting to discuss the applicant's proposals once satisfactory submission of the aforementioned requirements is complete. The stop work order will remain in effect until such time as an amended site-plan application is approved by the Planning Board.

D. Motion to Adjourn:

- a. Mrs. Fitzpatrick made a motion to adjourn the meeting. Seconded by Mr. Robinson.
- b. Meeting adjourned at 9:00PM

Respectfully Submitted,

Carly McConnell
Recording Secretary