

**Town of Urbana  
Planning Board Minutes  
July 6, 2009**

<b>Board Present</b>	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Daryl Marshall	Alternate Board Member
<b>Public Present</b>	Carly McConnell	Recording Secretary
	Paul Wilson	Anthony Cavallaro
	Lin & Cindy Hough	Nancy Cavallaro
	George Morris	Peter Baker
	Mark Cavallaro	

**Public Hearing:** Opened 7:00PM

Heron Hill Winery, 9301 County Route 76, Hammondsport has applied for a Site Plan Review & Special Use Permit to include a café with in the existing Heron Hill Winery.

Public Questions/Concerns: None (no public present)

Board Questions/Concerns: None

Closed: 7:03PM

**Regular Meeting:** Opened 7:00PM

A. Minutes:

- a. Minutes were reviewed from the special meeting on June 17, 2009. Mrs. Fitzpatrick made a motion to approve the minutes of June 17, 2009 as submitted. Seconded by Mr. Mitchell.

B. Old Business:

- a. Site Plan Review:
  - i. Cavallaro – CEO, Magee submitted a report to the Board in writing (file contains report). CEO, Magee addressed the Board; regarding his written report. CEO, Magee is requesting a copy of the deed and a survey with bulk, density & proposed project plotted on the survey. The Board held a discussion with the applicants and their attorney, Peter Baker. The Board informed the applicants that the Board can not move forward with this application until; plans are modified (so a variance is not required) or have received a variance for the ZBA. Also, the Board will need to have the items requested by CEO, Magee. The applicants indicated to the Board that they would be applying for the variance. Council for the applicants requested in writing the information that needs to be submitted to the Planning Board. CEO, Magee’s report includes all the of necessary information required of the applicants.
- b. Subdivision
  - i. Terry Debuck – Applicant submitted two possible drawings for subdivision for the Board to review & provide an opinion. The Board held a discussion. The Board will contact the applicant; indicated that in their opinion proposal 2 will be the best.

C. New Business:

- a. Concept Review:
  - i. Lin Hough – Applicant would like to add a 40’ x 110’ and 20 x 110’ rental storage building. The proposal would also include opening up the drive between the storage buildings and gas station. The buildings would

match the current rental buildings on site. CEO, Magee indicated that the project meets all zoning requirements. Building plans have been submitted and are in the file. Mrs. Fitzpatrick made a motion to waive any further review. Seconded by Mr. Hann. Roll Call Vote: Mitchell-aye, Fitzpatrick-aye, Mazzella-aye, Robinson-aye, Hann-aye.

D. Old Business Cont.:

a. Heron Hill

i. SEQR Short Form Part II Completed

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

ii. Findings: Mr. Mazzella made a motion to approve the following findings for the Site Plan Review & Special Use Permit. Seconded by Mr. Mitchell. Roll Call Vote: Mitchell-aye, Fitzpatrick –aye, Mazzella-aye, Robinson-aye, Hann-aye.

1. No negative environmental impacts found-SEQR, unlisted classification.

2. Application complete.

3. KWIC and Local approval of wastewater disposal system.

4. No variances required.

5. M239 referral received from the County Planner deferring to local authority.

6. No public present or negative comments at the Public Hearing.

iii. Mr. Mitchell made a motion to grant approval for the Heron Hill Winery Site Plan Review & Special Use Permit application as submitted. Seconded by Mrs. Fitzpatrick. Roll Call Vote: Mitchell-aye, Fitzpatrick-aye, Mazzella-aye, Robinson-aye, Hann-aye.

E. Motion to Adjourn:

a. Mr. Mazzella made a motion to adjourn the meeting. Seconded by Mr. Mitchell.

b. Meeting adjourned at 8:45PM

Respectfully Submitted,

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Carly McConnell  
Recording Secretary