

**Town of Urbana
Planning Board
December 3, 2012**

The Town of Urbana Planning Board Held its regular meeting on Monday December 3, 2012, at 7:00 p.m., in the Town Hall, 8014 Pleasant Valley Road, Bath, New York.

Board Present: Randy Robinson Chairman
 Andy Mazzella Board Member
 Norm Hann Board Member
 Tom Marshall Board Alternate

 Marietta Nye Recording Secretary

Board Absent: Betty Fitzpatrick Board Member
 Jim Mitchell Board Member

Others Present: Art and Melissa Sable

Regular Meeting: Chairman Robinson opened the regular meeting at 7:03 p.m.

Minutes: On motion by board member Norm Hann, and seconded by board member Andy Mazzella and carried, all voting Aye to approve the minutes of December 3, 2012.

Old Business:

 Concept Review/Site Plan Review

 Hillman/Marathon Engineering, Application #2012-053
 Completed SEQR.

 On motion to accept SEQR, minus the DEC approval,
 made by Board Member Andy Mazzella and seconded by
 Board Member Norm Hann and carried by Roll Call Vote
 as follows:

 Randy Robinson Aye
 Norm Hann Aye
 Andy Mazzella Aye
 Tom Marshall Aye

 So Moved.

 On motion to accept Findings, made by Tom Marshall and
 seconded by Andy Mazzella and carried by Roll Call Vote

 Randy Robinson Aye
 Norm Hann Aye
 Andy Mazzella Aye
 Tom Marshall Aye

 So moved.

 On motion to waive further review made by Norm Hann
 and seconded by Andy Mazzella and carried by all voting
 Aye, so moved.

 Randy Robinson will write up decisions.

 Michael Campanelli: letter to be sent by Planning Board,
 Asking Applicant to attend the next planning board meeting
 And provide board with an update.

Subdivisions:

 No Business

New Business

Concept Review/Site Plan Review/Special Use Permit
Arthur J. and Melissa Sable, Application#2012-097.

Applicants are seeking a special use permit to build a lodge to consist of 8-10 rooms with private baths. Also to Establish a Microbrewery for tastings and wholesale.

1. Applicant was informed of a possible time frame.
2. Applicant has been in touch and working with the board of health.
3. Parking will be on the North End of the property.
4. Bob Magee will be the driving force going forward for the town.

On a motion to move to a site plan review made by Andy Mazzella and seconded by Randy Robinson and carried by a roll call vote as follows:

Randy Robinson	Aye
Norm Hann	Aye
Andy Mazzella	Aye
Tom Marshall	Aye

So moved.

On motion to adjourn made by Tom Marshall and seconded by Andy Mazzella and carried by all voting Aye, Meeting was adjourned at 7:48 p.m.

Next meeting to be held on January 7, 2013 @7:00pm.

Respectfully Submitted

Marietta Nye
Recording Secretary