

Town of Urbana Planning Board
Public Hearing & Regular Meeting
February 4, 2019

The Town of Urbana Planning Board held its regular meeting on Monday February 4, 2019 at 7:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present: Wade Stopka Chairman
 Pete Swarthout Vice Chairman
 Barb Fries Board Member
 Steve Jones Board Member
 Dick Niles Board Member
 Marietta Nye Recording Secretary

Public Present: Peter Morris, Edward P Stull, Shaheen Tahir, Art and Melissa Sable.

Opened Regular meeting @ 7:02 pm
Pledge of Allegiance

Public Hearing for Hillman, Application #2018-087, was not held. Applicant was not in attendance.

Open Public Hearing: 7:03 p.m.

Azhar and Shaheen Tahir, Application #2018-077. Applicants seek to get approval to rent their home, located at 10410 State Route 54, Hammondsport, NY. as an AIRBNB and for social events. Requiring Special Use Permit.

Board Comments: none

Public Comments: none

Close Public Hearing @ 7:04 p.m.

Reorganizational Meeting:

1. On a motion to change the starting time for the Planning Board Meetings made by Steve Jones and seconded by Barb Fries, it was agreed to try the new time for 6 months by the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

2. On a motion to reappoint Wade Stopka as Planning Board Chair made by Pete Swarthout and seconded by Steve Jones, it was carried by the following roll call vote:

Wade Stopka	Abstain
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

3. On a motion to appoint Pete Swarthout to the position of Vice-Chairman made by Steve Jones and seconded by Dick Niles, it was approved with the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	Abstain
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

Employee Handbooks were handed out to each Board Member.

It was also decided that the meeting packets will be available to the Board the Monday before the meeting the packets will be on the small table in the copy room and will be the responsibility of each member to pick them up.

Old Business:

Concept Review/Site Plan Review/Special Use Permit:

1. Azhar and Shaheen Tahir, Application #2018-077. Applicants seek to get approval to rent their home, located at 10410 State Route 54, Hammondsport, NY. as an AIRBNB and for social events. Requiring Special Use Permit.

On a motion to table the decision, utilizing the 60 day allowance to further review the application made by Barb Fries and seconded by Pete Swarthout, it was approved by the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

2. Joseph Hillman, Application #2018-087. Applicant seeks approval to add food service, a drive through window and a deck to accommodate a walk up window, and seating. No Public Hearing.

Subdivisions: none

New Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Chad Robbins representing Peter DeSocio, Application 2019-006, 10558 East Lake Rd., Hammondsport, NY 14840. Applicant Seeks to remove existing apartments and building and replace with a four car garage with living space.

On a motion to move to a Full Site Plan Review made by Pete Swarthout and seconded by Dick Niles it was carried with the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

2. Peter Morse representing John and Gail Ropelewski Ryan, Application #2019-011, seeks to tear down the existing cottage and replace it with a 2000 s.f. year round lake home.

Since the project was updated and made compliant from original submission, a motion was made to waive further review by Pete Swarthout and seconded by Dick Niles; it was approved with the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

3. Art & Melissa Sable, Application #2019-007, seeks approval to build an event barn at 9180 County Rte. 76, Hammondsport, NY 14840, requiring a Special Use Permit.

On a motion to move to a full site plan review made by Steve Jones and seconded by Barb Fries, it was carried by the following roll call vote:

Wade Stopka	AYE
Pete Swarthout	AYE
Barb Fries	AYE
Steve Jones	AYE
Dick Niles	AYE

Subdivisions: none

On a motion to adjourn made by Pete Swarthout and seconded by Dick Niles, it was carried by all voting AYE. Meeting adjourned at 8:23 pm

Respectfully Submitted,

Marietta Nye, Recording Secretary