

Town of Urbana Planning Board
Public Hearing & Regular Meeting
March 6, 2017 @ 7:00 P.M.

The Town of Urbana Planning Board held its regular meeting on Monday March 6, 2017 at 7:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present: Randy Robinson Chairman
 Betty Fitzpatrick Board Member
 Norm Hann Vice Chairman
 Wade Stopka Board Member
 Marietta Nye Board Secretary

Board Absent: Pete Swarthout Board Member

Public Present: Derek Sung, Tim Tompkins, Edward P. Stull, Lance Locey, Art Sable

Opened Public Hearing @7:02

Robyn Locey, application #2016-002 amended. Applicant is asking to add another service to the already approved special use.

Public Comments: Michael Fox, who lives on the northern side of the property, wants the owner to adhere to the original restrictions as set forth in his original decision. Mr. Fox came to the town hall and spoke with the planning board secretary.

Board Comments: None

Close Public Hearing @7:04

Opened Public Hearing @ 7:05

Tim Tomkins from Snug Harbor, Application #2016-110, wishes to convert the second floor restaurant into a rental suite.

Public Comments: Ed Stull spoke to the fact that Mr. Tomkins had stopped by and explained what he had in mind and Mr. Stull is OK with it.

Board Comments: Board members discussed concerns and questions with the applicant.

Closed Public Hearing @ 7:15

Opened Public Hearing @ 7:18

Arthur and Melissa Sable, Application #2017-002, seek to subdivide their property at 9180 County Route 76, Hammondsport, NY. They are proposing to subdivide the 55 acre lot into 2 parcels. Parcel 1 will consist of approximately 35 acres and Parcel 2 will consist of approximately 20 acres. The Sables intend to retain the Parcel 1, 35 acres and sell Parcel 2, 20 acres to family. They also intend to construct their new home on Parcel 1, 35 acres.

Public Comments: none

Board Comments: none

Closed Public Hearing @ 7:21

Opened regular meeting @ 7:25 p.m.

On a motion made by Randy Robinson and seconded by Betty Fitzpatrick the minutes from February 6, 2017 were approved, as amended, by all voting Aye

Old Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Robyn Locey, application #2016-002 amended. Applicant is asking to add another service to the already approved special use.

On a motion to accept the SEQR with a negative declaration made by Norm Hann and seconded by Betty Fitzpatrick, it was carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to accept the Findings made by Betty Fitzpatrick and seconded by Norm Hann, and carried by the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to approve the application, with the release from the county 239m form, made by Norm Hann and seconded by Betty Fitzpatrick and carried by the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

2. Tim Tomkins from Snug Harbor, Application #2016-110, wishes to convert the second floor restaurant into a rental suite.

On a motion to accept the SEQR with a negative declaration made by Betty Fitzpatrick and seconded by Norm Hann and carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to accept the Findings made by Norm Hann and seconded by Wade Stopka, it was carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to approve the application, with a release from the county 239m and with the provision that the applicant stay with the new approved floor plan, made by Betty Fitzpatrick and seconded by Wade Stopka, it was carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

New Business:

Concept Review/Site Plan Review/ Special Use Permit

1. Neal Perkins, Application #2017-011. Applicant wishes to replace existing structure.

On a motion to accept the findings made by Norm Hann and seconded by Betty Fitzpatrick, it was carried by the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to waive further review made by Wade Stopka and seconded by Norm Hann, it was carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

Subdivision:

1. Arthur and Melissa Sable, Application #2017-002, seek to subdivide their property at 9180 County Route 76, Hammondsport, NY. They are proposing to subdivide the 55 acre lot into 2 parcels. Parcel 1 will consist of approximately 35 acres and Parcel 2 will consist of approximately 20 acres. The Sables intend to retain the Parcel 1, 35 acres and sell Parcel 2, 20 acres to family. They also intend to construct their new home on Parcel 1, 35 acres.

On a motion to accept the SEQR with a negative declaration made by Betty Fitzpatrick and seconded by Wade Stopka, it was carried by the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to accept the findings made by Norm Hann and seconded by Wade Stopka, it was carried with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

On a motion to approve the application made by Betty Fitzpatrick and seconded by Wade Stopka, it was approved with the following roll call vote:

Randy Robinson	AYE
Betty Fitzpatrick	AYE
Norm Hann	AYE
Wade Stopka	AYE

A motion to adjourn was made by Norm Hann and seconded by Wade Stopka, and by all voting AYE, the meeting was adjourned @ 8:42 p.m.

Respectfully Submitted,

Marietta Nye
Recording Secretary