

Town of Urbana Planning Board
Public Hearing & Regular Meeting
June 5, 2017 @ 7:00 P.M.

The Town of Urbana Planning Board held its regular meeting on Monday June 5, 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
 Pete Swarthout Board Member
 Betty Fitzpatrick Board Member
 Wade Stopka Board Member
 Marietta Nye Board Secretary

Board Absent: Norm Hann Vice Chairman

Public Present: Jay Palermo, Jeff Hansen, Bing Hu, Rick Rossettie, Linda Vang, Seth Lovell, Edward P. Stull, Troy Goho, John R. Goho, Ken Hale, Sam Pennise.

Opened Public Hearing @7:00 p.m.

Dr. Kenneth Hale, Application #2017-037, seeks to purchase the property at 7500 State Route 54, Bath, NY, with the intent to build and operate a dental office.

Public Comments: none

Board Comments: none

Close Public Hearing @ 7:05 p.m.

Opened Regular Meeting @ 7:06 p.m.

On a motion made by Betty Fitzpatrick and seconded by Wade Stopka the minutes from May 1, 2017 were approved by all voting Aye.

Old Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Scott Kolo, Application #2017-023, wishes to establish a new farm brewery-distillery, being developed by SCIDA, none
2. Carlos Armenta, Application #2017-037 and being represented by Vang Realty, wishes to change the existing restaurant to a professional/dental building, as outlined in the attached floor plan and plot sketch. Restaurant is located at 7500 State Route 54, Bath, NY 14810.

On a motion to accept the SEQR with a negative Declaration made by Betty Fitzpatrick and seconded by Pete Swarthout it was approved by the following roll call vote:

Randy Robinson	Aye
Pete Swarthout	Aye
Betty Fitzpatrick	Aye
Wade Stopka	Aye

On a motion to accept the findings made by Pete Swarthout and seconded by Wade Stopka it was approved by the following roll call vote:

Randy Robinson	Aye
Pete Swarthout	Aye
Betty Fitzpatrick	Aye
Wade Stopka	Aye

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

Randy Robinson	Aye
Pete Swarthout	Aye
Betty Fitzpatrick	Aye
Wade Stopka	Aye

Subdivision:

1. Applicant Allen P. Carney, Application #2017-024, representing land owner Margaret Doherty, Irrevocable trust, is seeking to combine two parcels of land to form an area of 4.524 acres. The total area will then be divided into 1-6 parcels.

New Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Scott Wheeler, Application #2017-058, seeks to build a 54' X 32' ranch style home on his vacant property.
2. Jay Palermo, Application #2017-057, this is an amended application to Application #2016-056.
3. Delevan & Denise Rose, Application #2017-054, seek to be approved to build a single family residence.
4. Troy Goho, Application #2017-051, seek to open a restaurant at 7530 State Route 54, Bath, NY. Former Shady Dog.

On a motion to move to a Site Plan Review concurrent with the Special Use made by Betty Fitzpatrick and seconded by Pete Swarthout it was carried with the following roll call vote:

Randy Robinson	Aye
Pete Swarthout	Aye
Betty Fitzpatrick	Aye
Wade Stopka	Aye

Subdivision:

1. Bing Hu and Jeff Hansen, Application #2017-040, seek to subdivide their property of 5.744 acres into 2 parcels. Parcel 1 to consist of 3.74 acres and parcel 2 to consist of 2.0 acres.

A motion to adjourn was made by Wade Stopka and seconded by Pete Swarthout, and by all voting AYE, the meeting was adjourned @ 9:08 p.m.

Respectfully Submitted,

Marietta Nye
Recording Secretary