

Town of Urbana Planning Board  
Public Hearing & Regular Meeting  
September 7, 2021

The Town of Urbana Planning Board held a Public Hearing and its regular meeting on Tuesday, September 7, 2021 at 6:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present:	Julie Vargo	Chairperson	
	Theresa Stopka	Vice Chairperson	
	Richard Niles	Board Member	
	Steve Jones	Board Member	
	Heidi Lowenstein	Board Member	absent
	Penny Wells	Recording Secretary	
	Barb Fries	Alternate	
	Janelle Barrows	Alternate	

Public Present: Nicole Dresser, Andrew Tompkins

Meeting was called to order at 6:02 pm by Chairperson Julie Vargo.

**OLD BUSINESS**

2021-033, Concept review submitted by Michael & Meredith Hurley, 8560 County Road 87, Town of Urbana. No action taken.

Request from Attorney Peter Baker to divide the parcel of property owned by Dr. Sam Pennise, 10206 East Lake Road, and annex it to the adjoining neighbors.

**NEW BUSINESS**

2020-052, Concept Review submitted by Finger Lakes Boating Museum of 8231 Pleasant Valley Rd. Permit was closed due to inactivity. Applicant has been working on project and it has not been abandoned. Applicant is looking to continue with project. Applicant was unaware of time period.

After Board discussion, Theresa Stopka made a motion and second by Steve Jones to grant permission to continue on the project.

ROLL CALL VOTE:	Chairperson	Julie Vargo	AYE
		Theresa Stopka	AYE
		Steve Jones	AYE
		Richard Niles	AYE
		Janelle Barrows	AYE

Motion Carried

PUBLIC COMMENTS:

Nicole Dresser - Posting of meetings and agenda, need to advertise in 3 places?  
Only need to advertise in 3 places if it is a special meeting (for example, a work session).  
Penny will make sure each meeting is posted on entrance door to the Town Building.  
Tammie and Deanna are working on the web-site reconfiguration.

Nicole Dresser – Was offended by Steve Jones addressing her as to why she is at every planning board meeting and taking notes. Steve addressed Nicole prior to open meeting. Planning Board Meetings are subject to the open meeting law.

Make a motion to adjourn to executive session to discuss potential litigation regarding a matter previously before the planning board.

Janelle Barrows asked to be excused as she is a member of the boating museum but not on the board.

Barb Fries was asked to be excused by Chair Julie Vargo as it is a conflict of interest.

Penny Wells was asked to be excused by Chair Julie Vargo as per the lawyer's request.

Roll Call Vote:	Chairperson	Julie Vargo	AYE
		Theresa Stopka	AYE
		Steve Jones	AYE
		Richard Niles	AYE
		Janelle Barrows	AYE

Let the minutes reflect that the board went into executive session at 6:17 pm.

Let the minutes reflect that the board came out of executive session at 7:23 pm.

Recording started again at 7:24 pm.

On a motion of Theresa Stopka and with a second by Richard Niles and carried all voting AYE are RESOLVED that the Town Of Urbana Planning Board is to hire Harris Beach PLLC pursuant to the terms of the ensuing letter of engagement to be forthcoming to represent the Town of Urbana Planning Board on article 78 proceeding against the Town of Urbana Zoning Board of Appeals in regard to the USE VARIANCE determination for the application # 2021-032 AKA the Marina and authorizing the Planning Board Chair Julie Vargo and Vice Chair Theresa Stopka to communicate with the attorneys on behalf of the planning board members

Roll Call Vote:	Chairperson	Julie Vargo	AYE
		Theresa Stopka	AYE
		Steve Jones	AYE
		Richard Niles	AYE
		Janelle Barrows	AYE

On a motion to adjourn made by Theresa Stopka and seconded Richard Niles and carried all voting aye to adjourn at 7:25 p.m.

Respectfully Submitted,

Penny Wells, Planning board Secretary