

Town of Urbana Planning Board
Public Hearing & Regular Meeting
February 1, 2022

The Town of Urbana Planning Board held its regular meeting on Tuesday, February 1, 2022 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
Penny Wells Recording Secretary
(Janel Barrows, Alternate, Absent)
Barb Fries, Alternate

Public Present: Nicole Dresser, Marvin Goldman

Meeting was called to order 6:03 pm by Chairperson Julie Vargo.

On motion made by Steve Jones and seconded by Heidi Lowenstein to approve the minutes from January 4, 2022.

Carried all voting Aye

OLD BUSINESS - None

NEW BUSINESS

2022-002, Subdivision submitted by Marvin Goldman. 8881 County Route 76, Hammondsport NY in the Town of Urbana.

The proposed subdivision is to divide the 20.52-acre lot into two parcels. The top parcel will be the vineyard land and the bottom parcel will be the forest plus 100 feet above the forest. The bottom parcel will be sold. The two lots meet the zoning requirements of 2 acres or more. Both lots have more than the required road frontage. It is located in the Agricultural district. There is no existing easements,

covenants, or other restrictions. No structures of any kind and no wells. There is not waste water treatment systems on the parcel.

On a motion made by Steve Jones and seconded by Theresa Stopka to approve the concept.

Carried all voting AYE

Public Comments - None

Board Comment - None

Included in the Board Comment portion of the meeting, Marvin Rethmel, ZEO/CEO along with board members started reviewing ways to best streamline the process for applicants. Mr. Rethmel provided the Board with a working document of the town code with his recommendations. The Planning Board went through his recommendations and made suggestions to Mr. Rethmel for his review and consideration as he prepares the following section for review by the Town Board.

After reviewing the site plan review section of regulation, discussion revolved around the following:

88.4 Authority of the Planning Board.

Consider rewording and/or removing **Residential** in paragraph A. Remove first part of Paragraph B down to **The Owner**

Remove all of Paragraph C (all redundant from Section B)

Rewrite Paragraph D to read as follows:

- A. The Town Board hereby delegates to the Planning Board the authority to review, pursuant to this chapter, including any amendments and modifications thereof, all site plans for those land uses and activities within the Town of Urbana as set forth herein. Specifically, the Planning Board shall have the power to review and approve, approve with modification or disapprove site plans. **Residential**, Commercial, industrial and any other development or land use or lands and buildings and for open land uses for any change in use or intensity of use which will be most to affect the characteristics of the site in terms of parking, means of access, loading and or unloading of goods, equipment and or persons, drainage, utilities or other municipal services.
- B. The owner shall submit a site plan or map of the site to the zoning Officer for its review for completeness and compliance. After determination of completeness and compliance by Zoning Officer, the Zoning Officer will forward the application to the appropriate board for their review for review or approval/denial.
- C. **Remove**
- D. Contact the Zoning Officer of the Town of Urbana for Clarification.

88.8 Definitions:

Land use activity: Any construction or any other activity which changes the use of appearance of land, structure or the intensity of use of industrial land or structure or land and structure in concert. Land use activity shall explicitly include but not be limited to the following: New commercial structures, industrial structures, expansions to existing, new uses, changes or expansions of existing uses, roads, driveways, and excavations for the purpose of extracting soil or mineral deposits.

Structure: Static construction of building (new, used) material -constructed.

Work Session scheduled for Tuesday March 1, 2022, at 5:00 PM – before regular scheduled meeting.

On a motion to adjourn made by Steve Jones and seconded by Theresa Stopka and

Carried all voting Aye to adjourn at 7:05 P.M.

Respectfully Submitted,

Penny Wells, Planning Board Secretary