

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

The Town of Urbana Planning Board held a Public Hearing and its regular meeting on Tuesday, March 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 (absent)
	Janel Barrows	Alternate
	Barb Fries	Alternate (absent)

Public Present: Mike Hurley, Nichole Dresser, Jason Ferris, Michelle Coots, Melvin Goldman, Josh Jenkins, George Treichler

Meeting was called to order at 5:59 pm by Chairperson Julie Vargo
Pledge of Allegiance

On a motion made by Steve Jones and seconded by Richard Niles to accept minutes from February 1, 2022.

Carried all voting AYE

OLD BUSINESS - None

NEW BUSINESS

2022-006, Special Use Application submitted by Shale Creek Vineyards LLC/Meredith & Michael Hurley, 8560 County Road 87, Town of Urbana.

Applicant spoke to the board on the following things he would like: The tent will always be there but only used sometimes. Farm Winery, Conscious of neighbors, no complaint of music or any other issues in the past. Will have light back ground music – 5 times a month only when business is open, and on weekend afternoons. Believes no one will hear music anywhere off the property, just on property being proposed.

Will not be outside with music when leaves are off the trees.

Expects large groups 2-3 times a year to host wine club members on the wine tour.
Wants 2 opening events, when opened.
Will not hold any weddings.
Planning Board members asked for clarification on some of the above items.

Public comments – None

On a motion made by Theresa Stopka and seconded by Richard Niles, the Board voted to table the application to the next meeting to further consider the applicant's request and work on proper language for any special use permit that may be granted.

Carried all voting AYE

2022-002, Subdivision submitted by Melvin Goldman to divide large lot into 2 separate lots. Part 1 Short Environmental Assessment Form (Project Information) already approved.
Part 2 Short Environmental Assessment Form (Impact Assessment).
Public Comments – None

On a motion made by Theresa Stopka and seconded by Richard Niles to approve and move onto project.

2022-008, Subdivision submitted by Charles Theichler, 8033 Amburg Road, Town of Urbana. Application to subdivide the main parcel of 7 acres. This will leave a 50.64-acre lot.
Public Comment - None

On a motion made by Theresa Stopka and seconded by Richard Niles to move to the next stage of the project of Subdivision 2 – Marvin Rethmel (Zoning Officer) gave application to applicant for the next step.

Carried all voting AYE

2022-007, Area Variance Application submitted by Matthew Barnes, 10524 West Lake Road, Town of Urbana.

There has been an update to the set of drawings that which were handed out to the Board. The proposed structure concept is now code compliant; The applicant was not present at the meeting to answer board members questions regarding the area variance application.

On a motion made by Theresa Stopka and seconded by Steven Jones, the board moved to table the application until the next monthly public meeting 04/05/2022 so the applicant could be present.

Carried all voting AYE

2022-012, Concept Review submitted by Julie Vargo, 9204 West Lake Road, Town of Urbana. Application is for a remodel of the second floor and porch of the existing home. This will reconfigure space and make it more habitable and useable.

The project is zoning compliant and was on the agenda to be used as a training exercise for the planning board. As such, following protocol, Vice Chairman Theresa Stopka acted Chairperson as Julie Vargo is the Chairperson of the Planning Board. Julie to step down and sit with the public to present project and answer questions. The board walked through the project with Zoning Officer Rethmel asking questions and discussing the application procedure from an applicant's viewpoint.

Public Comment – None

On a motion by Richard Niles and seconded by Steven Jones, the planning board removed the application off agenda as this was a training lesson for the board. No application is needed for this remodel as it is in zoning compliance.

Carried all voting AYE

Julie Vargo came back to table as chairperson.

On a Motion to close the meeting by Theresa Stopka and seconded by Steven Jones.

Carried all voting AYE

Meeting closed 7 pm

Respectfully Submitted,

Penny Wells, Planning Board Secretary