

Town of Urbana Planning Board  
Public Hearing & Regular Meeting  
July 11, 2017 @ 7:00 P.M.

The Town of Urbana Planning Board held its regular meeting on Monday July 11, 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  
                          Norm Hann            Vice Chairman  
                          Pete Swarthout       Board Member  
                          Betty Fitzpatrick     Board Member  
                          Wade Stopka          Board Member  
                          Marietta Nye         Board Secretary

Board Absent:        none

Public Present: Edward P. Stull, Jim Coots, Michelle Coots, Daniel R. Long, Seth Lovell, Troy Goho, Troy Goho, Tish Goho, Denise Rose, Beth Lucek, John Lucek, Jeff Hansen, Bing Hu, Tina Learn, Terry Learn, Melvin Goldman.

Opened Public Hearing @7:02 p.m.

Troy Goho, Application #2017-051, seeks to open a restaurant at 7530 State Route 54, Bath, NY. Former Shady Dog.

Public Comments: Delevan Rose said great idea and wished him luck.

Jim Coots said great, improvement to Gateway to the Community

Board Comments: Randy Robinson asked about the time table and was told about a month.

Close Public Hearing @ 7:06 p.m.

Opened Regular Meeting @ 7:07 p.m.

Minutes: On a motion made by Pete Swarthout and seconded by Wade Stopka the minutes from June 5, 2017 were approved by all voting Aye.

On a motion made by Betty Fitzpatrick and seconded by Pete Swarthout, the minutes from June 19, 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, no new submissions.
2. Delevan & Denise Rose, Application #2017-054, seek to be approved to build a single family residence.
  - Dan Long, architect from Geneva, states that the 580 cu.yds removed won't be taken from the site.
  - The house is a proposed 1226 sq. ft., single story, semi attached garage, workshop 1200 sq. feet.
  - Randy referred to the new Steep Slope Law, Code 88.15. Dan said that plans do fall into the code.
  - Randy also mentioned the view corridor, as a prime location. Proposed structure is 17' high, and the house across the road is 11'68". Randy suggested that they move the plans to the right.
  - Norm Hann is concerned that the project meets code.
  - Jim Coots is the proposed contractor.
  - Dan Long stated that they have already moved the plans 10-12 feet down the hill from setbacks.

- Randy asked for two proposals, one that shows the plans as is and the other 100' down towards Hammondsport.
3. Troy Goho, Application #2017-051, seeks to open a restaurant at 7530 State Route 54, Bath, NY. Former Shady Dog.

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

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

On a motion to approve the Application as made by Randy Robinson and seconded by Betty Fitzpatrick and carried with the following roll call vote:

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

Applicant still needs a sign permit and the approval of the county 239m.

Subdivision:

1. Applicant Allen P. Carney, Application #2017-024, representing land owner Margaret Doherty, Irrevocable trust, is seeking to subdivide three deeded parcels into six parcels.

There were missing papers in the file. If applicant can complete file, he will go to public hearing.

2. 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. No new submissions.

New Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Melvin Goldman,

Subdivision:

A motion to adjourn was made by Norm Hann and seconded by Wade Stopka, and by all voting AYE, the meeting was adjourned @ 8:40 p.m.

Respectfully Submitted,

Marietta Nye  
Recording Secretary