

Town of Urbana Planning Board  
Public Hearing & Regular Meeting  
March 4, 2019

The Town of Urbana Planning Board held its regular meeting on Monday, March 04, 2019 at 6:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present:	Wade Stopka	Chairman
	Pete Swarthout	Vice Chairman
	Dick Niles	Board Member
	Marietta Nye	Recording Secretary
Board Absent:	Steve Jones	Board Member
	Barb Fries	Board Member

Public Present: Jody Hillman, Jessica Thomas, Zachary Thomas, Cameron Dunlap, Edward P. Stull, Justin Kellogg, Thomas S. Golden and Ian Wydra.

Opened Regular meeting @ 6:00 pm  
Pledge of Allegiance

Opened Public Hearing @6:02 p.m.

Joseph Hillman, Application #2018-087. Applicant seeks approval to add food service, a drive through window and a deck to accommodate a walk up window, and seating.

Public Comments: none

Board Comments: none

Closed Public Hearing @ 6:03 p.m.

On a motion to approve the minutes from February 4, 2019 made by Dick Niles and seconded by Pete Swarthout it was carried by all voting Aye.

On a motion to approve the minutes from February 13, 2019 made by Pete Swarthout and seconded by Dick Niles it was carried by all voting Aye.

Old Business:

Concept Review/ Site Plan Review/ Special Use Permit

1. Azhar and Shaheen Tahir, Application #2018-077. Applicants seek to get approval to rent their home, located at 10410 State Route 54, Hammondsport, NY. as an AIRBNB and for social events. Requiring Special Use Permit. Decision Tabled.
2. Joseph Hillman, Application #2018-087. Applicant seeks approval to add food service, a drive through window and a deck to accommodate a walk up window, and seating.

On a motion to approve the SEQRA with a negative declaration made by Pete Swarthout and seconded by Dick Niles, it was carried by the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

On a motion to accept the following findings, DOH and DOT approvals, Application is complete, No public comments, and application is zoning compliant, made by Dick Niles and seconded by Pete Swarthout it was carried with the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

On a motion to approve the application made by Pete Swarthout and seconded by Dick Niles and carried by the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

3. Art & Melissa Sable, Application #2019-007, seeks approval to build an event barn at 9180 County Rte. 76, Hammondsport, NY 14840, requiring a Special Use Permit. Public Hearing tabled.

Subdivision: none

New Business:

Concept Review/Site Plan Review/Special Use Permit:

1. Jessica & Zachary Thomas, Application 2019-012, applicant seeks approval of construction of a new house and garage on a lot on County Rte. 113.

On a motion to waive further review made by Pete Swarthout and seconded by Dick Niles, it was carried with the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

2. Jeff Hunn/Ian Wydra, Application #2019-016. Applicant seeks to construct an addition to the residence located at 8006 Back Valley Rd., Hammondsport, NY 14840.

On a motion to waive further review made by Pete Swarthout and seconded by Dick Niles it was approved with the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

3. Robert Harrington/Meagher Engineering, Application #2019-017. Applicant seeks to demolish the existing dwelling and shed and construct a new single family dwelling with detached garage with guest quarters above.

On Motion to move to a Site plan Hearing made by Pete Swarthout and seconded by Dick Niles, it was carried by the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

4. David Wallace/Meagher Engineering, Application #2019-018. Applicant seeks approval to build a new single family dwelling with attached garage in the spot where a previously demolished house existed.

On a motion to move to a Site Plan Review Hearing made by Dick Niles and seconded by Pete Swarthout it was carried by the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

5. Cameron & Helen Dunlap, Application #2019-015. Applicant seeks approval to demolish their existing dwelling and replace it with new dwelling, located at 10019 East Lake Road, Hammondsport, NY.

On a motion to send application to the ZBA for a lot coverage variance made by Pete Swarthout and seconded by Dick Niles it was carried with the following roll call vote:

Wade Stopka	Aye
Pete Swarthout	Aye
Dick Niles	Aye
Barb Fries	Absent
Steve Jones	Absent

On a motion to adjourn made by Pete Swarthout and seconded by Wade Stopka, it was carried by all voting AYE. Meeting adjourned at 6:42 pm

Respectfully Submitted,

Marietta Nye, Recording Secretary