

Town of Urbana Planning Board
Public / Regular Meeting
October 4, 2022
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on October 4, 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 – Approved Absent (Holiday)
	Janel Barrows	Alternate Board Member - Absent
	Barb Fries	Alternate Board Member - Absent

Public Present: James and Holly Gleason, Bill Bringley (Marathon Eng)

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

Pledge of Allegiance

Motion to accept minutes from September 6, 2022 made by Theresa Stopka and seconded by Richard Niles.

Carried – ALL AYE

Old Business –

2022-067, Carmen Cellura – 9487 South Lake Road - Proposes to demolish the existing house along with the foundation and sheds, landing and stairs. Construct a two-story single-family home with a 2-car garage. Applicant was referred to the ZBA for variances.

New Business –

2022-080, Area variance submitted by James and Holly Gleason, 10476 West Lake Road. Town of Urbana. Proposes relief of a side yard setback to 9' 9" (structure is currently at 11 ft 3 inches) which is 3 inches from code requirement of 10 ft., and a front yard set back of 13 ft' from the required 15 ft., allowing the existing landing to be expanded to allow for holding tank installation.

Recommendations to the ZBA –

It is the opinion of the Planning Board that a recommendation be sent to the Zoning Board of Appeals for approval of the area variances requested by the Gleasons as presented to the board at their October 4 meeting: A side yard setback variance of 3" off code to 9' 9" and a front yard setback of 13' from the required 15' – as long as

there is an approval from watershed affiliate KWIC as to the design and location of the holding tank.

Motion to send an opinion of a positive recommendation to the ZBA was made by Steve Jones and Seconded by Theresa Stopka

Carried – ALL AYE

2022-067, Full Site Review submitted by Carmen Cellura, 9487 South Lake Road. Town of Urbana. Proposes to demolish the existing house along with the foundation and sheds, landing and stairs. Construct a two-story single-family home with a 2-car garage.

The applicant returned to the Planning Board after the ZBA granted the necessary variances for the project to move forward to full site plan review. Upon review, the Planning Board determined the applicant had addressed all prior concerns of the board in the full site plan. No members of the public were present to share concerns as they had been in communication with the Zoning Officer and had questions answered.

Motion to accept the site plan as submitted and waive any further review was made by Theresa Stopka and seconded by Richard Niles.

Carried – ALL AYE

Public Comment – Bill Bringley (Marathon Eng) representing Carman Cellura explained that structure most likely will not start until 2024

Board Comment –

- Next monthly meeting scheduled for November 1, 2022 at 6 pm.
- Planning Board training scheduled for November 1, 2022 at 4 pm.
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Motion to close the meeting made by Steve Jones and seconded by Richard Niles.

Carried – ALL AYE

Meeting closed at 6:25 pm

Respectfully Submitted,

Penny Wells
Planning board Secretary