

Town of Urbana Planning Board
Public / Regular Meeting
December 6, 2022
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on December 6, 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 - Absent
	Richard Niles	Board Member
	Steve Jones	Board Member
	Heidi Lowenstein	Board Member
	Janel Barrows	Alternate Board Member - Absent
	Barb Fries	Alternate Board Member

Public Present: Arthur Sable, Paul Wilson

Meeting was called to order at 6:00 pm by Chairperson Julie Vargo

Pledge of Allegiance

Motion to accept minutes from November 1, 2022 made by Barb Fries and seconded by Heidi Lowenstein.

Carried – ALL AYE

Old Business –

New Business –

2022-094, Arthur and Melissa Sable, 11250 Gold Seal Way – Town of Urbana

Concept-Site Plan, and Special Use Permit –

Public Comment – Art Sable

- Vacation Rental, one family at a time
- KWIC approval for 30-40 cars
- No concerns with neighbors
- All in compliance with town codes for short term rentals.

Board Comment –

2022-094

Motion to approve and waive any further review with Site Plan and Concept Review made by Steve Jones and Seconded by Richard Niles.

Carried – ALL AYE

2022-097, Ray Kolo Excavating Inc – Glenwood Club – Paul Wilson (Member owner of club)
11028 East Lake Rd.- Town of Urbana

Concept Review, Site Plan Review

Public Comment – Paul Wilson

- Owners include 20 members
- (89) occupancy
- Neighbor is paying for half of this project.
- North Side dirt moving to lake side to fill
- To increase parking for members for Christmas Party, New Year Eve Party, Members Wedding Ect.
- Existing lake side parking is 28' X 48'

Board Comment –

- Screening for Visual impact
- Step wall, landscaping
- North side neighbors
- Fast growing trees (Cedar)

2022-097

Motion to move applicant to full site review, requesting a better visual layout with requested visual screening and plans.

Motion to adjourn made by Heidi Lowenstein and seconded by Theresa Stopka.
Carried – ALL AYE

Meeting closed at 7:40 pm
Respectfully Submitted,

Penny Wells
Planning board Secretary