

Town of Urbana Planning Board  
Public Hearing & Regular Meeting  
June 7, 2022  
Minutes

The Town of Urbana Planning Board held a Public Hearing and its regular meeting on Tuesday June 7, 2022 at 6 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
	Steven Jones	Board Member
	Heidi Lowenstein	Board Member
	Barb Fries	Alternate
	Janel Barrows	Alternate Absent
	Penny Wells	Recording Secretary

Public Present: Chuck Diven, Barb Buchanan, Cortney Johnson, Derek Sung, George Treichler, Art Sable, J Penn, Susan Alexander, Melvin Goldman

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

Pledge Allegiance

Motion to accept the minutes from May 3, 2022 with two minor word choice changes made by Heidi Lowenstein and seconded by Steve Jones.

Carried ALL – AYE

## **OLD BUSINESS**

### **New BUSINESS**

**2022-015**, Subdivision submitted by Barbara Buchanan and Charles Diven, 8579 Urbana Road, Town of Urbana. Subdivision of 2 lots, 1 lot being 5 acres and the second lot being 5.26 acres. Theresa Stopka stated that the zoning compliance decision is not posted on website. Secretary Penny Wells will have decision posted on website prior to July's monthly meeting. Motion to accept made by Steve Jones and seconded by Theresa Stopka.

Carried ALL - AYE

**2022-038**, Subdivision submitted by Robert and Sarah King, Two Rod Road, Town of Urbana. Subdivision of 2 lots. Applicants not present. Motion to move to part 2, second phase and complete survey made by Theresa Stopka and seconded by Steve Jones.

Carried ALL - AYE

**2022-039**, Subdivision submitted by Randy Scotchmer, 8636 County Route 87, Town of Urbana. Applicant asked to be moved to July's Monthly Meeting.

**2022-035**, Subdivision submitted by Randy Scotchmer, 0 Coryell Road, Town of Urbana. Applicant asked to be moved to July's Monthly Meeting.

**2022-037**, Subdivision submitted by Melvin Goldman, 8882 County Route 87, Town of Urbana. Review for a temporary tasting room to be used from April until November. Motion to waive further review made by Steve Jones and seconded by Theresa Stopka.

Carried ALL - AYE

**2022-037**, Subdivision submitted by Charles Treichler, 8033 Van Amburg Road, Town of Urbana. Applicant only needed to bring in drawings. (Complete). Motion to final approval made by Theresa Stopka and seconded by Steve Jones.

Carried ALL - AYE

Open Public hearing 6:27 pm

**2022-25F**, Site Plan Review submitted by QKA Property Preservation / Tim Tompkins and Derek Sung, 9068 Snug Harbor Drive, Town of Urbana. Conversion of approximately 800 SF of restaurant space to a short-term rental. This will remove 45 seats from the restaurant.

Public Comment - NONE

Board Comment – Chairman Vargo stated that the conversion to residential is in keeping with the surrounding zoning to which the Snug Harbor was grandfathered into and reminded the Board that with the conversion of the space to zoning compliant residential use, that portion is considered abandoned and cannot be returned to restaurant use in the future. The applicant was asked if he understood this to which Mr. Sung agreed that he did. Mr. Sung also stated that one of the 10 docks dedicated to rental use will be reserved for the residential units. Mr. Sung agreed that one parking space per residential unit will be dedicated in the Snug Harbor property to the renters. These spaces will be clearly marked and

delineated for the renter's use with appropriate signage. These dock and parking issues were included in approval of the site plan.

Public Hearing was closed 6:29 pm

Motion to approve Site Plan made by Steve Jones and seconded by Heidi Lowenstein.

Carried All - AYE

- Chairperson Julie Vargo spoke about getting hours of training for the year. Barb Fries is attending conference held at Houghton College on Thursday June 9, 2022.
- Board members will be attending a webinar for training tentative August 23<sup>rd</sup>, 2022. Time and location are yet to be determined. (Curtiss museum conference room or Hammondsport School) have been suggested for location for training. Steve Jones along with Julie Vargo will be searching for which trainings will be available.
- Comprehension plan project will continue in the fall-winter.
- July 5<sup>th</sup>, 2022 is the next scheduled monthly meeting. Board members will be out of town that week and is rescheduled for Tuesday July 12, 2022 at 6 pm.

On a motion to adjourn made by Theresa Stopka and seconded by Heidi Lowenstein to close the meeting.

Carried ALL – AYE

Meeting closed at 7:10 pm.

Respectfully Submitted,

Penny Wells

Recording Secretary