

Town of Urbana Planning Board
Public / Regular Meeting
July 11, 2023
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on July 11, 2023, 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
	Barb Fries	Alternate Board Member - Absent

Public Present: -

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

Pledge of Allegiance

Minutes from June 6, 2023 – Motion to approve by Theresa Stopka and seconded by Heidi Lowenstein.

Carried – ALL AYE

Old Business – NONE

New Business –

Open Public Hearing by Chair Vargo at 6:05 PM

2023-036 – Site Plan Review Application and Special Use Permit Application submitted by Kala & Brandy Halbert, 9365 County Route 76, Hammondsport – Town of Urbana.

- **Applicants not present** - Moved to August 1, 2023, Monthly meeting.

Applicant states that the home has been under renovation since July 2022. Their intention is to prepare it for Short Term Rental.

2023-038 – Site Plan Review Application and Special Use Permit Application submitted by Mark Musso, 7643 Snell Hill Road, Hammondsport – Town of Urbana.

- **Applicant not present** – moved to August 1, 2023, Monthly meeting.

2023-037 – Site Plan Review Application and Special Use Permit Application submitted by Art and Mellissa Sable, 11250 Gold Seal Way, Hammondsport – Town of Urbana.

Applicant's seeking Special Use Permit for a Short-Term Rental for their existing single-family primary residence. They would like to be able to rent it out while traveling.

SEQR Part 1 is complete. All paperwork was sent in to the County for approval on May 22, 2023 – no response from County as of July 11, 2023. It has been over the 30 days that is allotted for the County to respond. Planning Board proceeded with the application, reviewing SEQR part 1.

SEQR Part 2 –

- | | | |
|-------|-------|--------|
| 1. NO | 5. NO | 9. NO |
| 2. NO | 6. NO | 10. NO |
| 3. NO | 7. NO | 11. NO |
| 4. NO | 8. NO | |

This will not result in a significant adverse environmental impact.

On a Motion by Heidi, seconded by Theresa, the SUP application was approved with special conditions as worded.

Vote: 4-1

2023-043 – Site Plan Review Application and Special Use Permit submitted by Gordon and Marchi Brown, 8501 State Roue 54, Hammondspport – Town of Urbana.

Applicant's seeking Special Use Permit approval for a Short- term Rental.

SEQR Part 1 is complete. All paperwork was sent in to the County for approval on June 9, 2023 – no response from County as of July 11, 2023. It has been over the 30 days that is allotted for the County to respond. The Planning Board proceeded with the application, reviewing SEQR part 1.

SEQR Part 2 –

- | | | |
|-------|-------|--------|
| 1. NO | 5. NO | 9. NO |
| 2. NO | 6. NO | 10. NO |
| 3. NO | 7. NO | 11. NO |
| 4. NO | 8. NO | |

This will not result in a significant adverse environmental impact.

On a Motion by Heidi, seconded by Theresa, the SUP application was approved with special conditions as worded.

Vote: 4-1

2023-045 – Site Plan Review Application and Special Use Permit submitted by Laura Tait, 8490 Route 54, Hammondspport – Town of Urbana.

Applicant seeking a Special Use Permit approval for a Short-Term Rental.

SEQR Part 1 is complete. All paperwork was sent in to the County for approval on June 9, 2023 – no response from County as of July 11, 2023. It has been over the 30 days that is allotted for the County to respond. The Planning Board proceeded with the application, reviewing SEQR part 1.

SEQR Part 2 –

5. NO	5. NO	9. NO
6. NO	6. NO	10. NO
7. NO	7. NO	11. NO
8. NO	8. NO	

This will not result in a significant adverse environmental impact.

On a Motion by Heidi, seconded by Theresa, the SUP application was approved with special conditions as worded.

Vote: 4-1

2023-046 - Site Plan Review Application and Special Use Permit submitted by Mary St George, 8610 County Route 87, Hammondspport – Town of Urbana.

Applicant seeking a Special Use Permit approval for a Short-Term Rental.

SEQR Part 1 is complete. All paperwork was sent in to the County for approval on June 9, 2023 – no response from County as of July 11, 2023. It has been over the 30 days that is allotted for the County to respond. The Planning Board proceeded with the application, reviewing SEQR part 1.

SEQR Part 2 –

9. NO	5. NO	9. NO
10. NO	6. NO	10. NO
11. NO	7. NO	11. NO
12. NO	8. NO	

This will not result in a significant adverse environmental impact.

On a Motion by Theresa, seconded by Heidi, the SUP application was approved with special conditions as worded.

Vote: 4-1,

2023-050 - Site Plan Review Application and Special Use Permit submitted by Bryan and Marilyn Griffin, 8670 South Lake Road, Hammondspport – Town of Urbana.

Applicant seeking a Special Use Permit approval for a Short-Term Rental.

On a Motion by Steve, seconded by Dick, the SUP application was approved as with special conditions worded.

Vote: 4-1

2023-053 - Site Plan Review Application and Special Use Permit submitted by Joan Shikowitz, 10434 East Lake Road, Hammondspport – Town of Urbana.

SEQR Part 1 is complete. All paperwork was sent in to the County for approval on June 9, 2023 – no response from County as of July 11, 2023. It has been over the 30 days that is allotted for the County to respond. The Planning Board proceeded with the application, reviewing SEQR part 1.

SEQR Part 2 –

13. NO	5. NO	9. NO
14. NO	6. NO	10. NO
15. NO	7. NO	11. NO
16. NO	8. NO	

This will not result in a significant adverse environmental impact.

On a Motion by Theresa, seconded by Dick, the SUP application was approved with conditions as worded.

Vote: 4-0, Heidi recused self

2023-055 - Site Plan Review Application and Special Use Permit submitted by Joseph Cafarella III, 8537 Coryell Road, Hammondspport – Town of Urbana.

- **Applicant not present** – Moved to August 1, 2023, Monthly meeting.

Public hearing closed at 8:20 pm

Public Comment – Shelly – wanting to know about the Temporary Memorandum.

Board Comment - Heidi Lowenstein, comment about STRs discussing info about properties as Town considers new code.

On a Motion to close the meeting made by Theresa Stopka and seconded by Steve Jones
Carried – ALL AYE

Meeting closed at 8:26 pm

Penny Wells
Planning board Secretary