

Town of Urbana Planning Board
Public / Regular Meeting
September 5, 2023
6 p.m.
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on September 5, 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: - Mr. & Mrs. Joseph Cafarella and son Wyatt Cafarella, Mark Musso, Art Sable

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

Pledge of Allegiance

Minutes from August 1, 2023 – Motion to approve as written by Theresa Stopka and seconded by Richard Niles.

Carried – ALL AYE

Old Business –

Open Public Hearing at 6:02 pm

2023-038 – Special Use Permit submitted by Mark Musso, 7643 Snell Hill Rd – Town of Urbana

Mark states, it is an unoccupied home from Dec 1 thru April 1 – (he may stay a night or two during winter months if roads are unsafe to travel home. (He works at Keuka Brewery). SUP operational from April 1 – Nov 30.

3-bedroom, 6-person occupancy and parking for 4 vehicles. His father is on call for any immediate needs.

2023-055 – Special Use Permit submitted by Joseph Cafarella, 8537 Coryell Rd – Town of Urbana.

Joseph states he started this in Dec 2017 – guest house for his mother-in-law. It was put on hold as mother-in-law passed, went through a divorce and COVID hit. Owner lives on property in the main house. Guest house has 1 bedroom, pull out sofa for another bed and can set up a

cot to hold 4-5 people. Enough parking for vehicles as it is a long drive way. Water and septic source are separate for each building. Water source is a well. Handicap assessable and SEQR is complete.

Motion to close public hearing made by Theresa Stopka and seconded by Steve Jones.

Carried – ALL AYE

Public Hearing Closed at 6:19 pm.

New Business –

2023-067 – Subdivision submitted by Arthur and Melissa Sable, 9180 County Route 76 – Town of Urbana.

Art states that the lot will be subdivided into 2 lots, one being 7 acres and the other being 5 acres. The 7-acre lot will have 300 feet of frontage, and the 5-acre lot will have 480 feet of frontage for the house parcel. Lots must have a minimum of 250 feet of frontage. This minor subdivision complies with the zoning requirements.

Has 6-8 weddings a year at the event parcel. County Highway Permit has been approved.

Motion to accept part 1 of the subdivision and move to part 2 made by Theresa Stopka and seconded by Steve Jones

Carried – ALL AYE.

On a Motion to close the meeting made by Theresa Stopka and seconded by Heidi Lowenstein

Carried – ALL AYE

Meeting closed at 6:30pm

Penny Wells
Planning board Secretary

See Attached for Joseph Cafarella, Mark Musso, Arthur Sable Decisions