

Town of Urbana Planning Board
Public Hearing & Regular Meeting
June 4, 2018 @ 7:00 P.M.

The Town of Urbana Planning Board held its regular meeting on Monday June 4, 2018 at 7:00 p.m., in the Urbana Town Hall, located at 8014 Pleasant Valley Road, Bath, New York.

Board Present:	Wade Stopka	Chairman
	Steven Jones	Board Member
	Betty Fitzpatrick	Board Member
	Dick Niles	Board Member
	Pete Swarthout	Board Member
	Marietta Nye	Board Secretary

Board Absent: none

Public Present: Joseph Hillman, Lance Locey, Heather Cafarella, Pennwood Development
Justin Kellogg representing Crane/Meade Application.

Opened Public Hearing @7:01 p.m.

Pennwood Development LLC., represented by Jason Fuller seeks to construct a replacement dwelling at the same location of the house taken down at 10851 Bohemian Way.

Public Comments: none

Board Comments: none.

Close Public Hearing @ 7:05 p.m.

Opened Public Hearing @ 7:07 pm

Lance Locey, Application #2018-014, Keuka Watersports. Applicant plans to remove the existing greenhouse on the property and construct a Pole Barn to be used for Marine Service.

Public Comments: none

Board Comments: none

Closed Public Hearing @7:08 pm

Opened Public Hearing @7:06 pm

Heather Cafarella, Application # 2018-020, located at 8971 County Route 87,wishes to add an additional dwelling on her property as per Urbana Code §105-9A.

Public Comments: none

Board Comments: none

Closed Public Hearing @7:07 pm

Opened Regular Meeting @ 7:09 p.m.

Old Business:

Concept Review/Site Plan Review/ Special Use Permit:

1. Lance Locey, Application #2018-014, Keuka Watersports. Applicant plans to remove the existing greenhouse on the property and construct a Pole Barn to be used for Marine Service.

On a motion to approve the SEQR with a negative declaration made by Dick Niles and seconded by Betty Fitzpatrick, the motion was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	Recused due to conflict of interest

On a motion to accept the Findings as follows made by Steve Jones and seconded by Dick Niles. Findings were noted that the Application was complete and there were no public comments at the hearing, and final sign approval by Codes.
Findings were accepted with the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	Recused due to conflict

On a motion to approve the application made by Betty Fitzpatrick and seconded by Dick Niles, it was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	Recused due to conflict of interest.

- 2. Pennwood Development LLC., represented by Jason Fuller seeks to construct a replacement dwelling at the same location of the house taken down at 10851 Bohemian Way.

On a motion to approve the SEQR with a negative declaration made by Pete Swarthout and seconded by Betty Fitzpatrick it was carried with the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

On a motion to accept the findings made by Dick Niles and seconded by Steve Jones and carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

On a motion to approve the application made by Betty Fitzpatrick and seconded by Pete Swarthout it was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

- 1. Heather Cafarella, Application # 2018-020, located at 8971 County Route 87, wishes to add an additional dwelling on her property as per Urbana Code §105-9A.

On a motion to approve the SEQR with a negative declaration made by Betty Fitzpatrick and seconded by Pete Swarthout, it was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

On a motion to approve the findings made by Dick Niles and seconded by Steve Jones it was carried with the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

On a motion to approve the application made by Betty Fitzpatrick and seconded by Pete Swarthout it was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

Subdivision: None

New Business:

Concept Review/Site Plan Review/Special Use Permit:

1. Crane/Meade, Application #2018-029, seeks to get a building permit and concept review to build a residential dwelling in an agricultural district in the Town of Urbana per Urbana Code §105-9A(1)a.

On a motion to move to a Site Plan Review made by Pete Swarthout and seconded by Dick Niles, it was carried by the following roll call vote:

Wade Stopka	Recused because of family ties.
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

2. Joseph Hillman, Application 2018-026. Applicant seeks a change of use /special use permit to construct a car wash/dog wash/ ice cream parlor at 8471 State Route 54, Hammondsport, NY 14840.

On a motion to move to a Site Plan Review made by Betty Fitzpatrick and seconded by Dick Niles, it was carried by the following roll call vote:

Wade Stopka	AYE
Betty Fitzpatrick	AYE
Dick Niles	AYE
Steve Jones	AYE
Pete Swarthout	AYE

Subdivision: None

A motion to adjourn was made by Steve Jones and seconded by Dick Niles, and by all voting AYE, the meeting was adjourned @ 8:16 p.m.

Respectfully Submitted,

Marietta Nye
Recording Secretary