

Town of Urbana Planning Board
Public / Regular Meeting
November 1, 2022
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on November 1, 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
	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: Art and Melissa Sable

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

Pledge of Allegiance

Motion to accept minutes from October 4 2022 made by Theresa Stopka and seconded by Steve Jones.

Carried – ALL AYE

Old Business –

2022-080, Area variance submitted by James and Holly Gleason, 10476 West Lake Road. Town of Urbana.

New Business –

2022-081, Special Use Permit - Concept Review - Site Plan Review submitted by Art Sable, 11250 Gold Seal Way – Town of Urbana.

Applicant has applied for a Special Use Permit and site plan approval to allow the use of short-term rental at 11250 Gold Seal Way. The applicant is converting the metal building to a single family residential rental unit for a short-term rental.

239 Referral – County has not revealed any significant inter-community or county-wide impacts.

Public Comment –

Art Sable, rental will be for a 4-bedroom 10–12-person 7-day rentals. Will have no parking issues and will post signs around the property of the rules.

Marvin Rethmel states setbacks are fine and has worked with Art from beginning to end.

Board Comment

Julie Vargo, Special Use Permit is granted to the applicants not the property. It does not transfer. Applicant understands this.

Motion to approve and waive any further review with Site Plan and Concept Review made by Theresa Stopka and Seconded by Heidi Lowenstein.

Carried – ALL AYE

Motion to approve Special Use Permit made by Heidi Lowenstein and seconded by Steve Jones.

Carried – ALL AYE

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

Carried – ALL AYE

Meeting closed at 6:30 pm

Respectfully Submitted,

Penny Wells

Planning board Secretary