

Town of Urbana Planning Board  
Public / Regular Meeting  
May 7, 2024  
Minutes

The Town of Urbana Planning Board held a Public / Regular Meeting on May 7, 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 – Approved Absent
	Richard Niles	Board Member
	Heidi Lowenstein	Board Member
	Shelly Fisher	Board Member
	Barb Fries	Alternate Board Member

Public Present: Robert & Scotta Lack, Eduardo Pabon

Meeting was called to order at 6:04 pm by Chairperson Julie Vargo

Pledge of Allegiance

Motion to accept minutes from April 2, 2024 made by Heidi Lowenstein and seconded by Shelly Fisher.

Carried – ALL AYE

**Old Business –**

**2024-005** – Concept review for a site-plan submitted by Robert Lack, 8716 Urbana Road, Hammondsport – Town of Urbana. Applicant seeking approval for a Special Use Permit to allow for a Short-Term Rental at this location.

10 acres of land with no neighbors. 2.5 acres parcel with a great view of lake. Urbana road is now open year-round. Single Family home with two driveways, has adequate parking and does not disturb anyone. In 2016 a cottage was made out of the shed that was there. Occupancy for 6 people, 3 cars. There is a pump tank for the waste water treatment leach bed.

**Applicant brought in the required documents for conditions from last Planning Board meeting that was held on April 2, 2024.**

\*Resubmit Special Use Permit application with proper info - **Complete**

\*LLC – Owner / LLC?? – **Lucy's Guest House**

\*Current Sub Division / Acre - **Complete**

\*Housekeeping details – **Applicant did not have, will bring in on May 10, 2024**

\*Sales Tax Certificate - **Complete**

\*Lease – rental agreement – **Applicant did not have, will bring in on May 10, 2024**

\*Contact form - **Complete**

On a motion to approve application with said documents being received on May 10, 2024 made by Barb Fries and seconded by Heidi Lowenstein

Carried – ALL AYE

### **New Business –**

**2024-008** - Eduardo Pabon, 8621 Reservoir Hill Road, Hammondsport – Town of Urbana.

Applicant submitted a Concept Review Application for a Site-Plan.

Applicant seeking approval for Special Use Permit to allow for a Short-Term Rental at this location.

Primary Residence for applicant which travels back and forth from Rochester NY.

On a motion to accept application with provisions of receiving local contact form by May 10, 2024 (emailed to Zoning Officer Marvin Rethmel) made by Heidi Lowenstein and seconded by Barb Fries.

Carried – ALL AYE

**2024-009** – Darryl & Christine Heckle, 10257 East Lake Road, Hammondsport – Town of Urbana. - **Applicants not present –**

Applicants submitted an Area Variance for an addition of a screened porch and the extension deck. 1-story above grade at three-feet further towards the lake side lot line, then the existing deck inclusive of a 1-foot roof soffit overhang.

This application must go to the ZBA for a variance. In discussion regarding the Planning Board's opinion of this variance request, It was determined through discussion that this project is a self-created hardship and the following recommendation will be sent to the ZBA:

It is the Planning Board's opinion that this project is a **self-created hardship** and it is the Planning Board's recommendation that the Zoning Board of Appeals **DENY** this application for an Area Variance request for an addition of a screened porch and the extension deck of 1 story above grade at three feet further towards the lake side lot line. Then the existing deck inclusive of a one-foot roof soffit overhang.

Motion to close meeting made by Heidi Lowenstein and seconded by Richard Niles

Carried - ALL AYE

Meeting closed at 6:56 pm.

Respectfully Submitted,

Penny Wells

Planning board Secretary