

**Town of Urbana
Zoning Board of Appeals
Minutes
November 4, 2009**

Board Members Present

Richard Watson	Chairman
Charlie Egresi	Board Member
Richard Frey	Board Member
Bob Domras	Alternate Board Member
Michael Adams	Board Member
Robert Magee	CEO
Carly McConnell	Recording Secretary

Board Members Absent

Nichole Dresser

Others Present

James & Karen Estep
Mark Cavallaro
Mr. & Mrs. Anthony Cavallaro
Attorney, Peter Baker
Dominic Romeo
Todd Cavallaro

The Town of Urbana Zoning Board of appeals held a Public Hearing & Special Meeting on November 4, 2009 at the Town Hall.

Chairman, Watson reconvened the September 30, 2009 Cavallaro Public Hearing at 7:00PM.

Chairman, Watson stated he had a quorum.

As the September 30 meeting was not closed but recessed, based on the motion that was made by Mr. Adams and approved by all, Chairman Robinson reopened the Public Hearing.

Attorney Baker, felt the public hearing had been closed at the September 30, meeting and was opposed to the Board's reopening of the public hearing.

Chairman Watson indicated that the public hearing on September 30 was recessed based on the minutes reviewed.

Mr. Frey made a motion to close the public hearing at 7:03PM. Seconded by Mr. Adams. All in favor.

Chairman, Watson opened the Special Meeting at 7:03PM

Minutes were reviewed from the September 30, 2009 meeting. Mr. Adams made a motion to approve the minutes of September 30, 2009 as submitted. Seconded by Mr. Domras.

Minutes were reviewed from October 21, 2009 meeting. Mr. Frey made a motion to approve the minutes of October 21, 2009 as amended. Seconded by Mr. Adams.

Old Business

Anthony Cavallaro Application#2008-008: The Board reviewed and discussed the Planning Board's written report. Attorney, Baker indicated that the applicant was not properly notified of the Planning Board's meeting and feels that the applicant did not get their due process. The Board completed the VR2 Variance Findings & Decision for each variance request.

Area D (Southeast corner 7.8' relief)

Mr. Domras made a motion to approve the findings. Seconded by Mr. Frey.

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Aye
Watson	Aye

Mr. Domras made a motion to approve the variance for Area D. Seconded by Mr. Frey.

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Nay
Watson	Aye

Area E (Northwest Corner 8.7" relief)

Mr. Adams made a motion to approve the findings. Seconded by Mr. Frey

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Aye
Watson	Aye

Mr. Egresi made a motion to approve the variance for Area E. Seconded by Mr. Domras.

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Nay
Watson	Aye

Area F (Northwest 1" relief) & Area G (Northeast 1" relief)

Applicant, Anthony Cavallaro and Property Owner, Mark Cavallaro; verbally withdrew the Variance requests for these 2 areas.

Mr. Frey made a motion to accept the verbal withdraw of the variance requests of Area F and Area G by the applicant and property owner. Seconded by Mr. Domras

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Aye
Watson	Aye

Area Variance for lot coverage.

Mr. Adams made a motion to accept the findings. Seconded by Mr. Frey

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Aye
Watson	Aye

Mr. Adams made a motion to approve the area variance for lot coverage. Seconded by Mr. Domras.

Roll Call Vote

Frey	Aye
Egresi	Aye
Domras	Aye
Adams	Aye
Watson	Aye

Mr. Frey made a motion to adjourn. Seconded by Mr. Egresi. All in favor.

Meeting adjourned at 8:06PM

Respectfully Submitted

Carly McConnell, Recording Secretary