

**Town of Urbana
Planning Board Minutes
September 14, 2009**

Board Present	Randy Robinson	Chairman
	Betty Fitzpatrick	Board Member
	Norm Hann	Board Member
	Jim Mitchell	Board Member
	Andy Mazzella	Board Member
	Daryl Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Rick Watson	ZBA Chairman

Regular Meeting: Opened 7:01PM

A. Minutes:

- a. Minutes were reviewed from the regular meeting on August 4, 2009. Mrs. Fitzpatrick made a motion to approve the minutes of August 4, 2009 as submitted. Seconded by Mr. Hann.

B. ZBA:

- a. Cavallaro – The applicant has applied for the following variances:
 - i. 7.8’ set back along the Southeast Corner
 - ii. 8.7’ set back along the Northeast Corner
 - iii. 1’ back along the Northwest corner
 - iv. 1’ back along the Southwest corner
 - v. Percentage of lot coverage

The Board reviewed the Review Standards for the ZBA for Area Variances and held a discussion. The application will be reviewed by the ZBA on September 30, 2009. Based upon the following findings the Planning Board is of the opinion that this variance application should be denied.

i. Findings

- a. The applicants currently enjoy significant relief from area set back regulations as a result of a pre-existing nonconforming classification.
- b. A detriment to the nearby properties would be created as a result of insufficient side yard set back as it may relate to property maintenance and fire prevention.
- c. The benefit sought by the applicant could be achieved and is feasible by limiting the proposed project to the current limits of the pre-existing nonconforming footprint.
- d. The requested area variance is substantial as referenced by page three of Mr. Iocco’s submission. Areas D and E are requesting greater than 75 percent relief from the current requirements, resulting in 2.2 and 1.3 feet of side yard setback respectively.
- e. The Planning Board could not determine whether the proposed variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- f. The Planning Board could determine no alleged difficulty as a result of the denial of this application.

- g. The totality of the request for relief indicates substantial noncompliance of the project with currently accepted standards for buildings and property in this district.

C. Planning Issues:

- i. Regular meetings for October, November & December will be held on the first Monday of each of those months.

D. Motion to Adjourn:

- a. Mr. Mazzella made a motion to adjourn the meeting. Seconded by Mr. Mitchell.
- b. Meeting adjourned at 8:10PM

Respectfully Submitted,

Carly McConnell
Recording Secretary