

**Wawayanda Town Board Meeting 01/16/07**

January 16, 2007

A Regular monthly workshop meeting of the Town Board of the Town of Wawayanda was called to order at 7:27 P.M., on Tuesday, January 16, 2007 at the Town Hall, Ridgebury Hill Road, Slate Hill, New York.

Those present were:

	John R. Razzano	Supervisor
	David S. Cole	Councilman
	Edward Krajewski	Councilman
	Gail M. Soro	Councilwoman
	Richard Penaluna III	Councilman
	Teresa Pierce	Town Clerk
Absent:	Richard Guertin	Attorney for the Town

Also Present: Barbara Parsons & Mary Markiewicz - Planning Board Members; Gladys Hall - Historian; and 5 other individuals.

**PLEDGE TO THE FLAG**

**ANNUAL AUDITING OF FINANCIAL RECORDS:** The 2006 financial records from the offices of the Supervisor, Town Clerk, Planning Board, Building Inspector, Town Justices, Tax Collector and the Water & Sewer Districts were presented to the Town Board for auditing purposes. Supervisor Razzano pointed out the records which were placed on a table in the meeting room, and said they were available for review. No other specific action was taken at this time..

**NEW BUSINESS:**

**HALLMARK HOMES/SIGN ORDINANCE:**

**Alan Ross**, the Marketing Director for Hallmark Homes, a new subdivision at Robinn Meadows, appeared before the Board in regard to a request for 3 waivers for a sign which they intended to place near the entrance of this subdivision. The sign would read ‘Woodmont at Wawayanda’ As noted in correspondence from our Building Inspector/Code Enforcement Officer, variances from the Town Board would be required, as follows:

- 1) The proposed sign is approximately 100 sq. ft. in size. Section 142-6.D(2)(a) permits a maximum size of 32 sq. ft.
- 2) The proposed sign is located approximately 8 ft. from the street line. Section 142-6D(2)(d) requires that the sign be located a minimum of 25ft. from the street line.
- 3) The proposed sign is located on the adjoining property line of lot 31-3-1. Section 142-3.E. requires that all signs be located a minimum of 10' from any property line.

In discussion with Board members, Mr. Ross said that he was willing to work with the Board and that he was open to suggestions.

Considering that the sign would be located in the middle of an existing neighborhood, he was advised to keep the size of the sign within the limits specified in our code, and it would be acceptable to have it raised approximately 3 feet above the ground by means of pillars at each end. Board members were not in favor of placement of the sign on the property line, but they were willing to reduce the distance from the street line.

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**MOTION** by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to allow Hallmark Homes to install a 32 square foot sign on 2X2 ft. pillars which would elevate the sign 3 feet off the ground; to approve a waiver of the placement of the sign at a minimum setback of 10 feet from the street line; and to deny a waiver for the placement of the sign on the adjoining property line, thereby requiring compliance of at least 10 feet from the adjacent property. .

**ALL IN FAVOR - CARRIED**

**BOARD OF ASSESSMENT REVIEW APPOINTMENTS:** **Teresa Pierce**, Town Clerk, submitted a memo to the Board regarding the appointments of **Frank Ward** and **Alfred Gibbs** to the Board of Assessment review. At the re-organization meeting she advised that they would serve 5 years terms. Unfortunately, it was after the appointments were made that she found out that the New York State Office of Real Property Services specifically designates that terms should be staggered so that no two members would expire the same year.

**MOTION** by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to re-affirm the appointment of **Frank Ward** as a member of the Board of Assessment Review, with the term of his appointment to end on September 30, 2009.

**ALL IN FAVOR - CARRIED**

**MOTION** by **Supervisor Razzano**, seconded by **Councilman Krajewski**, to re-affirm the appointment of **Alfred Gibbs** as a member of the Board of Assessment Review, with the term of his appointment to end on September 30, 2010.

**ALL IN FAVOR - CARRIED**

**PLANNING BOARD/ESCROW FEE SCHEDULE:**

**MOTION** by **Supervisor Razzano**, seconded by **Councilman Cole**, to adopt a resolution for the Town of Wawayanda Planning Board Escrow Fees Schedule as presented. .

**ALL IN FAVOR - CARRIED**

\*\*The applicant shall deposit with the town the cost of professional services required for review of the application. Escrow monies not expended are returnable to applicant. Where charges exceed the escrow account balance, additional funds will be requested to cover said costs.

Fee Schedule as follows:

<b>SUBDIVISION</b>	\$300.00 per lot for each lot up to five (5) lots. \$100.00 per lot for each lot over (5) lots.
<b>LOT LINE CHANGE</b>	\$500.00
<b>MULTI-FAMILY SITE PLAN</b>	First 50 Units - \$100.00 per unit Over 50 Units - \$ 50.00 per unit
<b>COMMERCIAL SUBDIVISION</b>	First five (5) lots - \$350.00 each Over five (5) lots - \$125.00 each
<b>SITE PLAN or SPECIAL PERMIT</b>	\$300.00 plus \$50.00 per 1,000 sq. ft. building floor area

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<b>SEQRA</b>	Short Environmental Assessment Form \$100.00
	Long Environmental Assessment Form \$250.00
	Environmental Impact Statement \$5000.00

Separate checks MUST be given for application fees, escrow fee and SEQRA fees.

**BLOOD DRIVE: Laura Slowik**, Clerk in the Supervisor's office, requested authorization to conduct a Blood Drive on April 27, 2007, at the Wawayanda Town Hall. Ms. Slowik is willing to volunteer her time to stay after hours at the Town Hall, so that the Blood Drive will be able to continue until 7:30 PM. She is also willing to handle the clean up and will secure the building when the drive is over.

**MOTION** by **Supervisor Razzano**, seconded by **Councilwoman Soro**, to authorize Laura Slowik to use the Town Hall on April 27, 2007, to conduct a Blood Drive, with the understanding that she will handle the clean up and secure the building before she leaves.

**ALL IN FAVOR - CARRIED**

**RE-SCHEDULING OF FEBRUARY 2007 WORKSHOP MEETING: Supervisor Razzano** said that since the majority of the Board Members will be away at the Association of Towns Conference in New York City, the Workshop Meeting would have to be set for another date.

**MOTION** by **Supervisor Razzano**, seconded by **Councilman Penaluna**, to authorize the cancellation of the February 20<sup>th</sup>, Town Board Workshop Meeting, and to re-schedule the meeting for February 27<sup>th</sup>, 2007.

**ALL IN FAVOR - CARRIED**

**GRANDVIEW ESTATES, LLC/FORMATION OF WATER TRANSPORTATION**

**CORPORATION: Rita Rich**, Attorney for Grandview Estates, submitted correspondence to the Board in regards to the future of a community water system which they will be constructed to supply water to the inhabitants of the Grandview Estates Subdivision. Since they expect an eventual takeover of the system by the Town, they would like to meet with the Town Board to discuss standards that they will need to comply with.

Included with Attorney Rich's correspondence was a draft of a 'Municipal Consent to Formation of Water-Works Corporation' and a draft 'Memorandum of Understanding' which she would like the Board to consider.

Discussion took place amongst the Board and members of the audience on some of the issues that would have to be addressed before any agreements were made.

**PUBLIC COMMENTS & QUESTIONS:**

**Applications for Open Space: Councilman Cole** stated that it has come to his attention that Orange County is now accepting applications for **Open Space Preservation**.

**Councilwoman Soro** questioned the turn around time for the application process, and was informed by **Councilman Cole** that it was somewhere in the area of 18 to 24 months, maybe longer.

**Waste Management Facilities: Supervisor Razzano** spoke about the memo that was received from **Mathy Stanislaus**, of Allegiance Resources Corporation, regarding the town updating our policy and incorporating the most current and best practices for **Waste Management Facilities**

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The memo sets forth requirements for the siting and operation of waste management facilities to ensure that their impacts are minimized to the greatest extent possible.

**Extension of the Railroad Through the Town:** Councilwoman Soro commented that it was her understanding that the railroad lines were to be extended through the property owned by Tetz, and added that no one wants to see the trash train come through our Town .

Councilman Cole said that it was his understanding that now the focus is on the transportation of such items as transformers for Orange & Rockland Utilities, and dry goods such as salt.

**No further comments or questions.**

**MOTION** by Supervisor Razzano, seconded by Councilman Cole, to adjourn the meeting.  
**ALL IN FAVOR - CARRIED**

**MEETING ADJOURNED: 8:15 P.M.**

**PREPARED BY KATHRYN SHERLOCK  
RESPECTFULLY SUBMITTED,**

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**Teresa E. Pierce, RMC  
Town Clerk**