

## Wawayanda Town Board Meeting 06/19/07

June 19, 2007

A regular monthly workshop meeting of the Town Board of the Town of Wawayanda was called to order at 7:30 P.M., on Tuesday, June 19, 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: Michael Green - Highway Superintendent; Mary Markiewicz - Planning Board Member; Gladys Hall - Historian; and 5 other individuals.

### PLEDGE TO THE FLAG

**STEARNS & WHELER/ROBINN MEADOWS SEWER PLANT:** John Byron introduced himself and his associate, David. They are both engineers with Stearns and Wheler. Mr. Byron spoke about the current condition of the Robinn Meadows Sewer Plant, and advised that it is in dire need of repair. The cost estimate for the repair will be in the area of \$1.1 million dollars which will be an increase of \$520.00 in capital charges per unit. The calculation includes the extra 44 lots, even though they have yet to be built. Added that during the re-construction process there will be no disruption of service for users.

**Supervisor Razzano** said that he has spoken with the Bond Counsel, who suggested that we go out for bid prior to holding the public hearing, in order to see how the bids come in. This will provide a better idea of how much money will be required for the project. The capacity of the plant will not change. Service for the additional 44 homes has been taken into consideration. A discussion took place regarding the time frame for the upgrade. It was determined that the duration of the project would last one year from start to finish.

**TOWN NEWSLETTER:** Supervisor Razzano provided each board member with a draft copy of a Newsletter that he is looking to send out to town residents. There are a few items which still need to be addressed, such as the Quilt Unveiling and Open Space Applications. Added that the date for the Family Picnic in the park has been changed to September 8<sup>th</sup>, 2007.

**ZONING ITEMS:** Supervisor Razzano spoke about the draft zoning document and said he believed there were several items which should be reconsidered. He reviewed them, as follows:

**1) Zoning Officer & Zoning Permit:** Since we do not have a Zoning Officer or a Zoning Permit, he felt that use of this terminology should be omitted throughout the document. Said that our Building Inspector/Code Enforcement Officer assumes this authority.

**2) Assessorly Apartments:** The language within the proposed zoning document appears to list them as a right. Supervisor Razzano felt that such units should be restricted to specific zones. Otherwise, everyone will be jumping on the bandwagon and such apartments will be located just about everywhere in the town.

**3) Special Use Permits:** In an effort to eliminate some of the workload from the Planning Board, the draft zoning documents indicates that the Zoning Board of Appeals will handle special use permits. Supervisor Razzano had a problem with this and suggested that the simpler ones can be handled by the ZBA, but the more complicated ones, which require engineering, etc., should go before the Planning Board.

**Councilman Cole** offered the opinion that the determination would be based on the definition of 'minor'. Said that we need to be careful not to limit the rights of the applicant.

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**4) Use Table:** At this time there is a tremendous amount of special uses listed within our code, but they are rather vague in the Commercial Zone. Board members agreed that there should be more 'special uses' in the Commercial Zone, and they should be more clearly defined.

**5) Signs:** The proposed code states that the Building Inspector has the ability to go onto the property and remove the old signs that are no longer useful or conforming. There was a discussion as to the legality of such, and the problems that may arise.

**Town Hall/'No Pets Allowed' Sign:** Supervisor Razzano stated that he recently received a complaint regarding pet owners bringing their animals into the building. It has been suggested that 'NO ANIMALS ALLOWED' signs be posted at all of the entrances. Supervisor Razzano asked Board members for their opinions. Because some employees may have allergies, it was determined that signs will be posted to restrict animals from the building.

**Picnic in the Park:** Supervisor Razzano spoke about the request for clarification for food handling pertaining to residents bringing a covered dish to the town picnic. The Department of Health has been contacted and the information that was received was that it was permitted for residents to bring food, as long as it was a one time event. The Orange County Health Department sent pamphlets which were distributed to all board members. After further discussion it was determined that another phone call would be made for further clarification.

### PUBLIC COMMENTS & QUESTIONS:

**Councilwoman Soro** questioned if **Saratoga Associates** had completed their work with the town, and if the financial aspect had been satisfied.

**Supervisor Razzano** responded "No", but he did not elaborate.

**Councilwoman Soro** had questions pertaining to the proposed **Solid Waste Law**, and voiced her concerns with the fact that Chartwell actually owns the railroad, but they do not own the property along the rail. Expressed the opinion that we should not be delaying the adoption of our Solid Waste law because it would work in conjunction with Chartwell Activities.

**Councilwoman Soro** also spoke about the '**Pine Lane Farm**', and said that the developer appeared before the Planning Board and told of the number of jobs that they would be creating, but they are not indicating what they plan on doing at the site. In her opinion, before approaching the Planning Board, the Town should be made aware of what is being proposed.

Councilwoman Soro fears that they plan on loading solid wastes on the train, and this is something that people in the town do not want.

The subject of **warehouses** came up, and in the brief discussion that followed, **Councilwoman Soro** expressed the opinion that when black dirt farmers quit farming, they should have more options for the use of their farm buildings. She then referred to a section of the Town of Goshen's zoning law, copies of which were provided to each board member, and suggested that perhaps we can utilize some of the wording in our zoning document.

### NO OTHER BUSINESS OR COMMENTS.

**MOTION** by Supervisor Razzano, seconded by Councilman Krajewski, to adjourn.

**ALL IN FAVOR - CARRIED**

**MEETING ADJOURNED: 8:45 P.M.**

**PREPARED BY KATHRYN SHERLOCK  
RESPECTFULLY SUBMITTED,**

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**Teresa E. Pierce, Town Clerk**