

Town of Wawayanda PLANNING BOARD
February 8, 2017 / 7:30 P.M.

Members Present: **Barbara Parsons, Chairperson**
James Driscoll
Daniel Long
Kenneth Kyle
Richard Onorati, Deputy Chairman

Members Absent:
Ben Dombal
John Neiger

Consultant(s) Present:
David Bavoso, Attorney

Recording Secretary:
Patricia Battiato

The February 8, 2017 Town of Wawayanda Planning Board meeting was called to order by Chairperson Barbara Parsons at 7:30 P.M. with the Pledge to the Flag.

I. PUBLIC HEARING

Evans-Vreeland / SBL# 13-1-11.34 & 11.35 / Lot Line Change / Mt. Orange Road / AR-Agricultural Residential Zone

The Certified Return Receipts were collected and recorded. The Public Hearing Notice was read as it appeared in the Times Herald Record

Mr. Daniel Yanosh approached the board and gave a brief overview of the proposed project.

Mr. Yanosh explained that the proposal is a lot line change between father and daughter; a fifty foot wide strip of land from one parcel to the other.

MHE Engineering comments discussed as follows:

1. The proposed project transfers approximately a 50 foot wide strip of land along a common property line from neighboring lots. Lots were created in a 2009 subdivision identifies as map # 282-09 Lands of Dul. Each of the resulting lots complies with Zoning Bulk Table requirements, reduces a

previous length to width ration on lot 11.35. Project also involves the relocation of the approved house on lot 11.34 and the proposed septic tank on lot 11.34. Subsurface sanitary sewer disposal system and wells remain in the original approved location.

2. Driveway location is proposed to change on lot 11.35. Approval of the revised driveway location should be received from the Highway Superintendent.
3. If no substantive comments are received at the Public Hearing this office recommends a Negative Declaration for the Lot Line Change and takes no exception to the Planning Board issuing any required approvals.

Motion by Daniel Long, seconded by James Driscoll to open the Public Hearing.

All voting members voted yes.

MOTION CARRIED

Chairperson Parsons's asked for any comments or concerns. Let the record show that there were none.

Motion by Kenneth Kyle, seconded Daniel Long to close the Public Hearing.

All voting members voted yes

MOTION CARRIED

The sign off from the Highway Superintendent was received and he has no issues of concern.

Motion by James Driscoll, seconded by Daniel Long for a Negative Declaration under SEQR.

All voting members voted yes

MOTION CARRIED

Motion by Daniel Long, seconded by Kenneth Kyle for Conditional Final Approval.

All voting members voted yes

MOTION CARRIED

Conditions being:

1. Payment of ay outstanding review fees.
2. Certification that iron rods have been set at all property corners and that monuments have been set along the right of way.

II. **INFORMAL**

Dipple / SBL# 1-1-49 / Dolsontown Rd / Site Plan for a Contractor Yard / TC – Town Commercial Zone

Mr. Dipple approached the board and it was explained to him that a site plan would be necessary complying with section 195-68 of the zoning. The board discussed with him, that he should include all the uses on the site including existing and proposed. Discussed if the store was remaining and Mr. Dipple did say that it will remain open.

MHE Engineering comments discussed as follows:

1. Contractors yard are an allowable use in the TC Zone with site plan approval. A site plan complying with Section 195-68 of the Zoning Code should be submitted for review by the Planning Board.
2. Any and all proposed uses on the site should be addressed on the mixed use site plan. Parking calculations, sanitary sewer system as well as paved parking must be addressed.

Bakes / SBL# 21-1-88 / Bailey Road / AR-Agricultural Residential Zone / Accessory Apartment - Special Use Permit

Mr. and Mrs. Bakes approached the board and explained their proposed accessory apartment request.

The following MHE Engineering comments were discussed:

1. Project proposed and accessory apartment in the AR Zone. In accordance with Section 195-22 Accessory Apartment (A), in single family homes (#2) “total square footage of accessory apartment shall not exceed 50% of the total square footage of the single family dwelling. In no case shall the total square footage of any accessory apartment exceed a maximum of 900 square feet of living area or be less than 400 square feet.” The proposed unit is identified as approximately 240 square feet on plan sheets submitted.
2. Subsurface sanitary sewer disposal system information should be submitted identifying that the system can handle anticipated flows from the additional bedroom. Two separate sketches have been provided for the accessory apartment. IT is unclear which the Applicant is proposing.

It was explained to the applicants that they would need to go to the Zoning Board of Appeals for an area variance for the apartment size. It was discussed that the proposed apartment size was undersized. A variance would be needed.

Motion by James Driscoll, seconded by Daniel Long to refer the applicant to the Zoning Board of Appeals for an Area Variance.

All voting members voted yes

MOTION CARRIED

III. OTHER BUSINESS

Approval of Minutes for January 25, 2017

Motion by Daniel Long. Seconded by Richard Onorati to approve the minutes from January 25, 2017

All voting members voted yes

MOTION CARRIED

Motion by Kenneth Kyle, seconded by Richard Onorati to adjourn the February 8 2017 Planning Board Meeting.

All voting members voted yes

MOTION CARRIED

The February 8, 2017 Town of Wawayanda Planning Board meeting was adjourned at 8:55 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning