

**Town of Wawayanda ZONING BOARD OF APPEALS**  
**April 9, 2015 / 7:00 P.M.**

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Members Present:           **Richard Onorati, Chairman**  
Bruce Lewis  
Ronald Myruski  
Ray Spiak  
Jeffrey Soons, Alternate

Members Absent:  
Daniel Post

Consultant Present:  
David Bavoso, Attorney

Recording Secretary:  
Patricia Battiato

The April 9, 2015 Town of Wawayanda Zoning Board of Appeals meeting was called to order at 7:00 P.M. by Chairman Richard Onorati. Chairman Onorati asked alternate board member Jeffrey Soons to take a place with the board in the absence of board member Daniel Post.

**I.     INFORMAL**

**1. AFFORDABLE IMPORTS / SBL# 8-1-25 / Rt. 17M / MC-2 Mixed Commercial Zone**

Applicant is applying for an Area Variance of 195 Schedule of Zoning District Regulations to allow less than the required lot area of two acres.

Mr. Roger Lake, applicant and Mr. Matt Lederman approached the board and explained that Mr. Lake currently operates an automobile dealership on another property on Route 17M and would like to use this property for the storage of additional vehicles and equipment.

The total acreage of this site is 0.92 acres, and zoning requires 2 acres. Chairman Onorati commented that no matter what use is proposed for this site, a variance would be needed because the Zoning requirement is two acres and the lot is undersized by 1.8 acres. If the board should grant the variance, the applicant would need to return back to the Planning Board for a site plan.

April 9, 2015 / Page 2

**Motion by Ronald Myruski, seconded by Bruce Lewis to set a Public Hearing for May 14, 2015.**

**ALL IN FAVOR- MOTION CARRIED**

**FAITH REFORMED CHURCH / SBL# 18-1-11.7 / Rte. 6 / TC-Town Commercial Zone**

Applicant is applying for a Use Variance of 195-78L for a standalone accessory use of a pavilion on the Church's property.

Board Member Bruce Lewis recused himself from this application and sat in the audience.

Mr. Roland Joyce and Pastor Potgieter approached the board and explained that the Faith Reformed Church had previously obtained Site Plan Approval from the Planning Board back in 2006. Due to financial constraints they were unable to achieve that goal and since then the site plan has expired. We are here asking you to consider a parking area and pavilion for picnics and outside worships, etc.

Attorney David Bavoso explained to the board that per 195-78L Permit Requirement's; that without the construction of a principal or special use, a standalone accessory use is not permitted by the zoning. That is why they are before you.

**Motion by Raymond Spiak, seconded by Jeffrey Soons to set a Public Hearing for May 14, 2015.**

**ALL IN FAVOR – MOTION CARRIED**

**BAUDENDISTEL / SBL # 17-1-75.23 / Corner of Schoonmaker and Seward Rd / SR-Suburban Residential Zone**

Bruce Lewis rejoined the board and took his seat with the board.

Applicant is applying for a Use Variance per 195-38, to allow a Mobile Home to be replaced on an existing site. Mobile Homes are only allowed in mobile home parks.

**April 9, 2015 / Page 3**

Mr. & Mrs. Baudendisel approached the board and explained that they want to upgrade their present mobile home which is 10 x 55. The existing mobile home is from the 1960's and is in a state of disrepair. The applicant stated that they are unable to construct a single family dwelling on the site due to their financial situation.

They would like to replace the existing mobile home with one that is bigger than the footprint of the existing one, they would like 56 x 26. The reason is because they don't make that size anymore. They feel they will not make another winter in that home.

Chairman Onorati explained to the board that the zoning does not allow mobile homes in the town other than in a mobile home park, and that this is grandfathered, but they would have to build on the same footprint as the existing one. That is why they are here. If they could replace the existing one with one on the same footprint they would not need to come before us. They could just go to the Building Inspector. but, because they don't build that size anymore they have to apply for a use variance. We can look at two things, one is to think about a trailer that is smaller, if there is one, or see what is available. We have to consider the least amount to remedy this situation.

**Motion by Bruce Lewis, seconded by Ronald Myruski to set a Public Hearing for May 14, 2015**

**ALL IN FAVOR – MOTION CARRIED**

The April 9, 2015 Town of Wawayanda Zoning Board of Appeals was adjourned at 7:36 P.M. by Chairman Richard Onorati.

Respectfully submitted,

Patricia Battiato  
Secretary to Planning