

**Town of Wawayanda ZONING BOARD OF APPEALS
July 14, 2016 / 7:00 P.M.**

Members Present: **Richard Onorati, Chairman**
Bruce Lewis
Raymond Spiak
Russ LaSpina

Members Absent:
Daniel Post
Jeffrey Soons

Consultant Present:
David Bavoso, Esq.

Recording Secretary:
Patricia Battiato

The July 14, 2016 Town of Wawayanda Zoning Board of Appeals was called to order by Chairman Richard Onorati at 7:00 P.M. Chairman Onorati asked alternate member Russ LaSpina to join the board in the absence of board members.

I. PUBLIC HEARING

New Life Worship Church / SBL# 8-1-20 / Rt. 17M / MC-2 Mixed Commercial Zone

Applicant is applying for an AREA variance of 196-36 F (1) (a) and 195-36 F (1) (b) for a proposed wall sign on the building that will exceed the maximum size allowed by the zoning.

Mrs. Marisol Malloy approached the board and gave her name for the record.

Ms. Malloy explained that they are requesting a variance for 90 square feet instead of the 32 feet that is allowed. Ms. Malloy explained to the board that the allowable would be too small for

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the size of their building. The building is very large, and they feel the size allowed would be too small and no one would see it. That is the reason for the request.

Chairman Onorati read into the record the comments from O.C. Planning as follows,

“The Planning department has reviewed the submitted material regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter”.

Chairman Onorati and board members went through the zoning criteria with the applicant and responses were given. Ms. Malloy felt that in allowing the larger sign it would not be an undesirable change as they are located in a commercial area where large signs are common so therefore it would not change the character of the neighborhood at all and would preserve the integrity of the community. Ms. Malloy explained that the owners before them had similar signs as well.

Chairman Richard Onorati opened the Public Hearing to the public by asking for any questions, comments or concerns. Let the record show that there were none.

Chairman Onorati closed the Public Hearing and asked for a motion.

Motion by Raymond Spiak, seconded by Bruce Lewis to grant the area variance for a sign of 90 square feet in area.

Upon Roll call Vote:

Bruce Lewis	Aye
Russ LaSpina	Aye
Raymond Spiak	Aye
Richard Onorati	Aye

Chairman Onorati declared the AREA variance **GRANTED**

II. INFORMAL

Savold / SBL# 3-1-6.4 / SR-Suburban Residential Zone / McVeigh Road

Applicant is applying for an area variance of 195 Schedule of Zoning District Regulations of less than the required side yard setback in order to put up a carport to the existing home.

Mr. Savold and his representative approached the board and explained that they need to obtain a side yard variance in order to build a carport on a very small lot.

Chairman Onorati asked when the house was built and the applicant believes around 1969. Chairman Onorati explained that anything build prior to zoning would fall under the 1969 zoning and that the side yard requirement may be different than what's in place today. The secretary will research and get back to the board. Attorney Bavoso also made reference in the existing zoning that "both side yards of 45 feet" may be another variance that would be needed by the applicant.

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Chairman Onorati suggested the applicant speak to the neighbors and let them know what they are doing, and the applicant said that he has already done that.

There were no questions from the board members.

Motion by Bruce Lewis, seconded by Raymond Spiak to set a Public Hearing date for August 11, 2016.

All in Favor

Motion – CARRIED

III. OTHER BUSINESS

Approval of Minutes for June 9, 2016

Motion by Raymond Spiak, seconded by Russ LaSpina the minutes from June 9, 2016 as submitted.

All in Favor

Motion – CARRIED

Ayes 3

Nays 0

Abstentions 1

*Member Bruce Lewis abstained as he was not present at that meeting.

The July 14, 2016 Town of Wawayanda Zoning Board of Appeals meeting was adjourned by Chairman Richard Onorati at 7:14 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Zoning

