

Town of Wawayanda PLANNING BOARD
June 8, 2016 / 7:30 P.M.

Members Present: **Barbara Parsons, Chairperson**
Ben Dombal
James Driscoll
Kenneth Kyle
Daniel Long
John Neiger
Richard Onorati II

Consultants Present:
David Bavoso, Attorney

Recording Secretary:
Patricia Battiato

The June 8, 2016 Town of Wawayanda Planning Board meeting was called to order by Chairperson Barbara Parsons at 7:31 p.m. with the Pledge to the Flag.

I. INFORMAL

**Forni – Green / Lot Line Change / SBL# 14-1-6.231& 19-1-11 / Co. Rt. 49
and Mt. Orange Road**

Ms. Forni approached the board and explained that they are doing a simple lot line change. They wished to add the pond to their parcel.

MHE Engineering comments discussed as follows:

1. The project involves a proposed lot line transferring 1.4 acres from adjoining lots on the rear yard property line. All resulting lots meet bulk requirements for the zone. The majority of the parcel to be transferred contains a pond which will transfer ownership of the pond from Lot 2 to Lot 1.
2. The lot line change plan is well prepared and has all information required for the lot line change. A public Hearing for the lot line change is required and can be scheduled should the Board wish to do so.

Motion by John Neiger, seconded by Daniel Long for the board to act as Lead Agency.

All voting members voted yes

MOTION CARRIED

Motion by Daniel Long, seconded by Ben Dombal to set a Public Hearing for July 13, 2016.

All voting members voted yes

MOTION CARRIED

II. REGULAR AGENDA

Johnstons Toyota/ SBL# 6-1-57.22 / Rte. 17M / MC-2 Mixed Commercial Zone / Site Plan

MHE Engineering Commetns discussed as follows:

1. The Applicant's Representative are before various outside agencies seeking approvals for the subject parcel. The outside agencies are requiring that SEQRA be cloed out prior to issuance of the necessary permits. Based on a review of the information submitted, including a long environmental assessment form, plans and reports this office would recommend the Board issue a Negative Declaration for the project. This office will prepare a written Negative Declaraion for use by the Applicants once the board issues its Negative Declaration.

Motion by Ben Dombal, seconded by John Neiger for a Negative Declaration under SEQR.

All voting members voted yes

MOTION CARRIED

III. OTHER BUSINESS

Approval of Minutes

Approval of minutes for September 9 and September 23, 2015 and April 27 and May 11, 2016

Motion by Danel Long, seconded by James Driscoll to approve the minutes from September 9 and Septemer 23, 2015 and April 27 and May 11, 2016 as submitted.

All voting members voted yes

MOTION CARRIED

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Motion by John Neiger, seconded by Ben Dombal to adjourn the meeting.

All voting members voted yes

MOTION CARRIED

The June 8, 2016 Town of Wawayanda Planning Board meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning