

Town of Wawayanda PLANNING BOARD
October 25, 2017 / 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, Esq.
Patrick Hines, MHE Principal

Recording Secretary:
Patricia Battiato

The October 25, 2017 Town of Wawayanda Planning Board meeting was called to order by Chairperson Barbara Parsons at 7:30 P.M.

I. INFORMAL

Orra Wood / SBL# 12-1-92 / SR-Suburban Residential Zone / Greeves Road/
Convert Adult Home into a second residence on the same parcel.

Mrs. Orra Woods was in attendance as the board discussed the issue of having two houses on one parcel. Per Section 195 17 C it states "Single Family dwellings. One single-family detached dwelling, not to exceed one dwelling on each lot. However, on lots which have sufficient lot are to be subdivided in accordance with the bulk table requirements for that particular zone, a second single-family detached dwelling shall be permitted, provided the second dwelling is situated such that it meets all the requirements in the zone in which it is located for a potential future subdivision. It must be in a single ownership with the main building on the lot. If either single-family dwelling is to be sold, subdivision must be obtained from the Planning Board".

Based on this provision of the code and that there is enough room between both houses to meet side yard setback the following motion was made:

Motion by Ben Dombal, seconded by John Neiger to refer the applicant to the Building Department based on Section 195-17 C of the Towns Zoning the Planning Board feels the applicants lot and houses are compliant with the zoning and future subdivision if possible.

All voting members voted yes

MOTION-CARRIED

II. REGULAR BUSINESS

Sautter / SBL# 22-1-3.1 / Reiss Road / 4 Lot Subdivisions / AR-Agricultural Zone / Public Hearing Set for November 8, 2017

It is noted for the record that the SHPO has acknowledge receipt of submittal.
All set for Public Hearing

Faber-Gurda / SBL# 12-1-108 & 109 / Ridgebury Road / Lot Line Change / AR-Agricultural Residential Zone / Public Hearing set for November 8, 2017

All set for Public Hearing.

III. OTHER BUSINESS

November / December meeting dates

Motion by James Driscoll, seconded by Kenneth Kyle to have only one meeting in November and December which would be the second Wednesday of each month.

All voting members voted yes

MOTION-CARRIED

The October 25, 2017 Town of Wawayanda Planning board meeting was adjourned at 7:36 P.M.

Respectfully Submitted,

Patricia Battiato
Planning Board Secretary