

Town of Wawayanda PLANNING BOARD
September 14, 2011 – 7:30 p.m.

Members Present: **Barbara Parsons, Chairperson**

Ben Dombal

James Driscoll

Daniel Long

Mary Markiewicz

John Neiger

Richard Onorati, II

Consultants Present:

William Bavoso, Attorney

Patrick Hines, MHE Associate

Steven Fleischacker / ARC

John Munsey / CT Male

Recording Secretary: Patricia Battiato

The Town of Wawayanda Planning Board September 14, 2011 meeting was called to order at 7:32 p.m. by Chairperson Barbara Parsons.

I. PUBLIC HEARING

VELLENGA / SBL# 23-1-82.1 / Co. Rte. 93 / 2-Lot Subdivision

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

Motion by Daniel Long, seconded by John Neiger to open the Public Hearing.

All voting members voted yes

John Nosek, Nosek Engineering representing Mr. Vellenga gave a brief overview. Vellenga Dairy Farm, proposing a 2-lot subdivision, to build a

Two and an half acre single family residential building lot to be subdivided out of a 134 acre farm.

Chairperson Parsons asked if there were any questions or comments from the audience. Let the record show that there were none.

Patrick Hines, MHE Associate explained to the Board that still outstanding, is that the driveway has been relocated and it is his understanding per Mr. Nosek, that based on a meeting with Mr. Nosek and Patrick Kennedy from the County DPW, the board is just waiting for the approval sign off from the County on the relocation.

Mr. Hines continued that the jurisdictional Fire Department had concerns about the original length of the road, and now this relocated driveway is 200 feet longer. We are going to need a sign off from them.

Mr. Nosek said that they did add two pull-offs and that he did try to contact him but could not get a hold of him, and has no problem submitting the new driveway location to him. Patrick Hines said to get a hold of Chief Hayes, get him a copy of the new location and have him weigh in on this.

Mr. Nosek asked for approval, and Chairperson Parsons asked Attorney Bavoso what he thought. Attorney Bavoso said that he did not have a problem with the board doing this subject to the sign offs as discussed.

Mr. Hines said that if there were any changes to the lot lines, the applicant will have to come back to the Planning Board.

Motion by Mary Markiewicz, seconded by Daniel Long to close the Public Hearing. All voting members voted yes.

Motion by James Driscoll, seconded by John Neiger, for a Negative Declaration under SEQR. All voting members voted yes.

September 14, 2011 / Page 3

Motion by Ben Dombal, seconded by Daniel Long for Conditional Final Approval.
All voting members voted yes.

Conditions being:

- 1 Payment of any outstanding review fees to be paid in full.
- 2 Certification and setting of the pins and monuments.
- 3 Sign off from the Slate Hill Fire Department.
- 4 Sign off from OCDPW.

II. REGULAR AGENDA

BROOKFIELD RESOURCE MANAGMEENT / Board and Consultant Update Review

The Planning Board has hired the services of a professional stenographer for this application. The certified transcript is attached to the minutes.

III. OTHER BUSINESS

Approval of Minutes from August 10, 2011

Motion by Barbara Parsons, seconded by Daniel Long to approve the August 10, 2011 minutes as submitted.

All Voting members voted yes

September 14, 2011 / Page 4

Motion by Richard Onorati, seconded by Daniel Long to adjourn the meeting.

All voting members voted yes

The September 14, 2011 Town of Wawayanda Planning Board meeting was adjourned at 9:14 p.m.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning