

Town of Wawayanda PLANNING BOARD
March 14, 2018 / 7:30 P.M.

Members Present:

Richard Onorati II, Deputy Chairperson

James Driscoll
Kenneth Kyle
Daniel Long
John Neiger

Members Absent:

Barbara Parsons
Ben Dombal

Consultants Present:

David Bavoso, Attorney

Recording Secretary

Patricia Battiato

The March 14, 2018 Town of Wawayanda Planning Board meeting was called to order at 7:30 by Deputy Chairperson Richard Onorati, II with the Pledge to the Flag

I. INFORMAL

**Mallardi / SBL# 12-1-55 / County Rt. 12 / MC-1 Mixed Commercial Zone
Dog Kennel**

Mr. Anthony Mallardi approached the board and discussed with the board the issues as to what is approved on that site and what is not. Mr. Mallardi explained that the Town's past Building Inspector was out on his property numerous times and he knew I had a Kennel there. It's has always been a kennel. (For the record, Kennels were allowed in the zoning back in the 80's, but not to day as the zone is an MC 1 Zone).

Deputy Chairman Richard Onorati went over the list of comments provided to us by MHE Patrick Hines (who had another commitment this evening)

MHE Engineering Comments discussed as follows:

1. The project is located in the MC-1 Zone. Kennels are not a permitted use within the MC-1 Zone. Project would require a use variance from the Zoning Board of Appeals.

2. The proposed project appears to request the use of a site as a kennel. Section 195-45C addresses kennels in the zoning. It is unclear if existing Structures are proposed to be utilized for the kennel operation. None of the structures identified on the sketch plan map meet the 300 foot setback for any lot line or street line.
3. A more detailed sketch plan would be required to be submitted for an application to the Planning Board. All lot lines should be depicted, including access to the public roadway. For a Kennel 10 acres are required. A bulk table should be added to the plans identifying all existing and proposed setbacks. All facilities other than pens and runways shall be maintained in enclosed structures and shall be of soundproof construction and so maintained so as to produce no dust or odors at the property line.
4. Commercial site plans are required to have paved parking. Parking requirements for the site should be depicted in the plans and adequate paved parking for the use must be provided.
5. All facilities shall be permanently screened from all surrounding properties. This must be addressed on any future submissions.
6. Should the Applicant be successful in obtaining relief from the Zoning Board of Appeals a narrative report identifying the number of animals to be boarded, hours of operation, anticipated traffic volumes,, site lighting, drainage, sanitary sewer service and other information by the Planning board must be submitted.

It was discussed with Mr. Mallardi that the Planning Board had basically nothing in their files other than the old 1982 site plan; the same for the Building Department. Mr. Mallardi was confused over that as he said that he has been at the town before and Jack Grifo was out numerous times with the addition of the house. He saw the Kennel, walked through it, knew it was there. Board Member John Neiger asked who his engineer was, and Mr. Mallardi said it was Eustance & Horowitz. The secretary asked if he had anything, anything at all that he could provide to us.

Deputy Chairman Onorati explained to him that we are just trying to sort this all out. If you have anything, to contact us, otherwise you will have to have a whole new site plan, plus variances, so look to see what you have. We have the site plan from 1982, but also a letter from Jack Grifo stating that an inspection needs to be performed by the building inspector. There was more discussion and it was determined that the secretary would go down stairs to the archives and see if anything was down there and in the meantime Deputy Chairman Onorati asked if Mr. Mallardi could provide to us with whatever he had. Board Member John Neiger suggested going to Eustance & Horowitz as well.

Deputy Chairman Onorati said that we will refer you to the Zoning Board of Appeals in the interim for the possible use and area variances if needed.

Motion by John Neiger, seconded by James Driscoll to refer the applicant for an area and or use variances.

All voting members voted yes

MOTION-CARRIED

II. REGULAR BUSINESS

Nexamp / SBL# 13-1-92 / Mt. Orange Road / AR-Agricultural Residential Zone / Solar Array / Public Hearing set for March 28, 2018

On for a public hearing on March 28, 2018

III. OTHER BUSINESS

Approval of Minutes for December 13, 2017 and January 10, 2018

Motion by John Nosek, seconded by Kenneth Kyle to approve the minutes from December 13, 2017 and January 10, 2018 as submitted

All voting members voted yes

Motion – Carried

Motion by Kenneth Kyle, seconded by John Neiger to adjourn the meeting

All voting members voted yes

Motion – Carried

The March 14, 2018 Town of Wawayanda Planning Board Meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning

