

**Town of Wawayanda ZONING BOARD OF APPEALS**  
**September 13, 2018 / 7:00 P.M.**

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Members Present:                    **Richard Onorati, Chairman**  
Rosario LaSpina  
James Beuerman (alternate)  
Daniel Post  
Jeffrey Soons  
Raymond Spiak

Consultant Present:  
William Bavoso

Recording Secretary:  
Patricia Battiato

The September 13, 2018 Town of Wawayanda Zoning Board of Appeals meeting was called to order at 7:00 P.M. by Chairman Richard Onorati.

**I.        INFORMAL**

**GREEN /SBL# 20-2-4 / Green Lane / SR-Suburban Residential and TC-Town Commercial Zones / AREA Variance**

Applicant is applying for an area variance of 195-14 of the Town of Wawayanda Zoning Regulations in order to construct an addition on the single-family dwelling which is a corner lot and the proposed addition would not meet the front yard setbacks for either the TC or SR Zones.

Ms. Lori Jean Green explained to the board that she applied for a building permit for an addition to her home for additional space and that the code enforcement officer has referred her to this board for a variance. She is applying for a 24 x 18 addition and the property is on a corner lot and the proposed addition would not meet the front yard setbacks for either zone.

The board discussed the issue of a corner lot, reviewed the map that the referral letter from the building department provided to them. The board reviewed the corner lot definition provided in the zoning book and after being discussed with the attorney and the board members, based on information provided, they determined that this is not a corner lot. The board discussed that they did not need an area variance.

**Motion by Raymond Spiak, seconded by Daniel Post that the applicant does not need an area variance as the board has determined that based on the definition this is not a corner lot.**

**VOTE UPON ROLL CALL:**

<b>Raymond Spiak</b>	<b>AYE</b>
<b>Jeffrey Soons</b>	<b>AYE</b>
<b>Daniel Post</b>	<b>AYE</b>
<b>Rosario LaSpina</b>	<b>AYE</b>
<b>Richard Onorati</b>	<b>AYE</b>

The secretary will send a memo to the Building Department with the Boards decision.

**MALLARDI / SBL# 12-1-55 / Co. Rt. 12 / MC-1 Mixed Commercial Zone / AREA Variance**

Applicant is applying for an area variance of 195 Schedule of Zoning District Regulations for a side yard setback for an overhang at the rear of the barn on the property. Overhang is right on the property line.

Mr. Anthony Mallardi explained that they were before the Planning Board and the Planning Board has sent him to this board for an area variance for the overhang on his property.

Based on discussion, the accessory structure near the rear of the property has an overhang that sits just 1.8 feet from the closest side property line, so the applicant would need a 13.2-foot side yard variance.

**Motion by Rosario LaSpina, seconded by Jeffrey Soons to set a Public Hearing for October 11, 2018**

**All in Favor**

**MOTION CARRIED**

**II. OTHER BUSINESS**

**Approval of Minutes for May 10, and June 14 2018**

**Motion by Raymond Spiak, seconded Daniel Post to approve the minutes from May 10, 2018 as submitted.**

**All in Favor**

**MOTION CARRIED**

**Motion by Rosario LaSpina, seconded by Raymond Spiak to approve the minutes from June 14, 2018 as submitted.**

**All in Favor**

**MOTION CARRIED**

The September 13, 2018 Town of Wawayanda Zoning Board of Appeals meeting was adjourned at 7:27 P.M.

Respectfully Submitted,

Patricia Battiato  
Secretary to Zoning

