

**Town of Wawayanda ZONING BOARD OF APPEALS**  
**July 18, 2019 / 7:00 P.M.**

---

**Members Present:**                      **Richard Onorati, Chairman**  
Rosario LaSpina  
Daniel Post  
Raymond Spiak  
Jeffrey Soons  
James Beuerman, Alternate Member

Consultant Present: David Bavoso, Attorney

Recording Secretary:  
Patricia Battiato

The July 13, 2019 Town of Wawayanda Zoning Board of Appeals was called to order by Chairman Richard Onorati at 7:00 P.M.

**I.        INFORMAL**

**Mcllroy/Minisink Valley Central Valley School District / SBL# 18-1-87**  
**So. Centerville Road**

Applicant is applying for a USE Variance in order to allow an existing paved parking lot that was installed without approval for overflow employee parking to the bus garage on South Centerville Road.

Mr. Matthew Bourgeois, Assistant Superintendent of Minisink Valley School approached the board, stated his name for the record and explained that he was here because he needed a variance to allow the parking to be continued on the Mcllroys property. We have contacted Mr. Miller on multiple occasions over the years. First was to offer his asking price, he declined; Second, he said he was going to go with a Solar company, third when we asked again, he doubled the price and then we really didn't have any viable options.

Chairman Onorati said that he heard that you were going to meet with Mr. Miller today, did that happen?

Mr. Bourgeois said yes, it did. He said Mr. Miller was not very interested in selling the strip of land but he appeared to be amenable to possibly pursuing a lease, which is very much different for all of the other conversations with him. He actually reached out and called me.

So, I went over today and he had it all written up in terms of what the talking points were. I asked if the District could put together a proposal and see if we could work it out. A lease of his property to help cover the taxes on that parcel and pursue an referendum with the voters in May and we can put up our budget and work to purchase the land over a four year term so that we could essentially lessen the burden each of the years to acquire the property.

Chairman Onorati asked if he still wanted to proceed ahead with the variance and Attorney David Bavoso suggested to Chairman Onorati that he did, in case people changed their minds again.

Attorney Bavoso explained that the AR Zone does permit Off Street Parking as the zone exists. Off Street parking loading and unloading facilities shall be provided as necessary in connection with every use. Part of determining the size of that is that parking shall be shared with the adjoining facilities.

The reason why this would be a variance is that technically this is not an adjoining facility, because there is that strip of the Miller property; it's in close proximity, it only 50 feet away. That is where the variance would be.

The secretary then asked Mr. Bavoso if, this then would be considered an AREA variance and not use? Mr. Bavoso said yes. It would be for off street parking for a use not adjoining the subject parcel.

Chairman Onorati said that he did need to ask why you didn't come down to get the required approvals?

Mr. Bourgeois explained that he had only been here five years, the District did lease from the McIlroys, our own grounds folks put in crushed stone on that area and we had people parking there. Particularly in the winter months, when the drivers and aids were arriving very early in the morning because it was only crushed stone and it wasn't easy to clear. At the time we were doing some paving on the main campus. I did call over to ask, my understanding, and I guess I lack the terminology it was my understanding, that it was just an agreement with the District and the Municipality. I didn't apply for any permits. We were not trying to circumvent; we were just trying to make it safe for the employees.

**Motion by Rosario LaSpina, seconded by Daniel Post to set a Public Hearing for August 15, 2019.**

**All in Favor**

**MOTION-CARRIED**

**II. OTHER BUSINESS**

**Approval of Minutes** for March 14, 2019 (Addition to agenda April 11, 2019 minutes for approval)

**Motion by Raymond Spiak, seconded by Rosario LaSpina to approve the minutes from March 14, 2019 as submitted.**

**All in Favor**

**MOTION-CARRIED**

**Motion by Jeffrey Soons, seconded by Raymond Spiak to approve the minutes from April 11, 2019 as submitted.**

**All in Favor**

**MOTION-CARRIED**

The July 18, 2019 Zoning Board of Appeals meeting was adjourned at 7:13 P.M. by Chairman Richard Onorati

Respectfully Submitted,

Patricia Battiato  
Secretary to Zoning

