

**Town of Wawayanda ZONING BOARD OF APPEALS – Meeting Minutes
June 10, 2021 / 7:00 P.M.**

Members Present:

Richard Onorati, Chairman

James Beuerman

Daniel Post

Jeffery Soons

Ray Spiak

David Bavoso - Consultant

Recording Secretary – Stacey Daly-Wilkins

The June 10, 2021 Town of Wawayanda Zoning Board of Appeals meeting was called to order at 7:00 P.M. by Chairman Richard Onorati.

I. INFORMAL

PRICE/ SBL # 31-9-12 / Roger Ave. / SR- Suburban Residential Zone

Applicant is applying for an AREA variance of 195-17A (3) (a) to allow an existing shed placed closer to the side/rear property line than the allowed 10'.

Mr. Eric Price approached the board to request a variance for an existing 12' X 24' shed. Mr. Price explained the shed was in place when he purchased property in 2013. There is existing mature landscaping surrounding the shed, as well as rock wall, retaining wall and framing with timber and stone.

Chairman Onorati asked how this was brought to the Town's attention.

Mr. Price explained that the building inspector brought it to Mr. Prices attention during a visit for a pool inspection. It was not brought up during his closing process it 2013, but he would like a variance at this time so that in the future when he sells his property there will be no issues.

Atty Bavoso explained that it would be two area variances since the shed is 5' from side yard and 3' from the rear yard property lines.

Motion by Daniel Post, seconded by Jeffery Soons to set a public Hearing for July 15, 2021.

VOTE UPON ROLL CALL

| | |
|------------------------|------------|
| James Beuerman | AYE |
| Daniel Post | AYE |
| Jeffrey Soons | AYE |
| Raymond Spiak | AYE |
| Richard Onorati | AYE |

AYE 5

NAY 0

Abstentions 0

Motion Carried

KARELLAS/ SBL # 31-11-8 / Pocatello Rd. / SR - Suburban Residential Zone

Applicant is requesting an extension of the ZONING variance of 195-22(A)(3) for an Accessory Apartment issued previously in 2013 and extended through 2017.

Mr. Nikolaos Karellas approached the board to request an extension of a previous zoning variance for his accessory apartment.

Chairman Onorati asked why an application for an accessory apartment had not been completed and submitted after Mr. Karellas' daughter vacated the apartment after college.

Mr. Karellas stated that he has some medical conditions and that he thought that his daughter was going to take care of it. He also explained that he has a lady friend and that she has medical conditions as well and that they need the space.

Chairman Onorati explained that this has been ongoing for some time and that Mr. Karellas can apply for an accessory apartment so that he does not need to continue to return to the Zoning Board.

Atty Bavoso stated that he has reviewed the file and that the original variance was due to an unrelated tenant and the lot size was too small so an area variance had to be issued previously.

Chairman Onorati explained that Mr. Karellas must apply to the Planning Board for a Special Use Permit for an Accessory Apartment first, and that he may then have to return to the Zoning Board to complete additional variances due to the lot size and apartment size.

II. OTHER BUSINESS

Approval of Minutes for Jan 14, Feb 11, and Mar 11, 2021

Motion by Raymond Spiak, seconded James Beuerman to approve the minutes from January 14, 2021.

VOTE UPON ROLL CALL

| | |
|------------------------|------------|
| James Beuerman | AYE |
| Daniel Post | AYE |
| Jeffrey Soons | AYE |
| Raymond Spiak | AYE |
| Richard Onorati | AYE |

AYE 5 NAY 0 Abstentions 0

Motion Carried

Motion by Raymond Spiak, seconded Jeffrey Soons to approve the minutes from February 11, 2021.

VOTE UPON ROLL CALL

| | |
|------------------------|------------|
| James Beuerman | AYE |
| Daniel Post | AYE |
| Jeffrey Soons | AYE |
| Raymond Spiak | AYE |
| Richard Onorati | AYE |

AYE 5 NAY 0 Abstentions 0

Motion Carried

Motion by Daniel Post, seconded Raymond Spiak to approve the minutes from March 11, 2021.

VOTE UPON ROLL CALL

| | |
|------------------------|----------------|
| James Beuerman | Abstain |
| Daniel Post | AYE |
| Jeffrey Soons | Abstain |
| Raymond Spiak | AYE |
| Richard Onorati | AYE |

AYE 3 NAY 0 Abstentions 2

Motion Carried

**Tuthill / 2nd Request for an additional extension on a year- time frame /
Continued Discussion from 04/15/2021 Meeting**

Chairman Onorati briefly explained the history of the request. Atty Bavoso issued a letter dated May 4, 2021 to Charles White, Building Inspector detailing the history of the request and clarifying there will be no further extensions. A brief discussion was held addressing the disconnection and capping of Septic Lines, and removal of wall partitions as such work was never approved/permited.

Motion by Raymond Spiak, seconded Jeffrey Soons to grant an additional Six (6) month extension.

VOTE UPON ROLL CALL

| | |
|------------------------|------------|
| James Beuerman | AYE |
| Daniel Post | AYE |
| Jeffrey Soons | AYE |
| Raymond Spiak | AYE |
| Richard Onorati | AYE |

AYE 5

NAY 0

Abstentions 0

The June 10, 2021 Zoning Board of Appeals meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Stacey Daly-Wilkins
Secretary to Zoning