

TOWN OF WALLKILL
ZONING BOARD OF APPEAL

January 8, 2007

PRESENT: N. Guenste
E. Johnson
R. Sullivan
E. Raffo, Chairperson
S. Wilson

J. Owen, Esq.

MEETING OPENING:

The December 11, 2006 meeting of the Town of Wallkill Zoning Board of Appeals opened with the pledge to the flag followed by the presentation of the December 11, 2006 Meeting Minutes.

Ms. Raffo: I Move to accept the Minutes as written; Seconded; All in favor; Motion carried.

The following extensions, continuances, public hearings and reviews for February 12, 2007 were conducted, heard, voted upon and reviewed.

Ms Raffo: At this time the Town of Wallkill and the Town of Wallkill Zoning Board would like to thank Mrs. Priscilla H. Thompson who served on the board and as Secretary for many years. Her knowledge of the Town and service to the Board was most valuable.

In addition, James Mattatall, Chairperson, is thanked for his time as both a Board Member and Chairman of the Zoning Board.

Ms Raffo: Due to the retirement and resignation of two seated board members, any public hearing heard to night must receive positive votes to pass. If an applicant would like to postpone until there is a 7 seated Board, you may do so.

PUBLIC HEARINGS:

Michael A. Gurda Request for a variance of 249-3 (accessory building):
 Accessory 36ft x 28ft
 Property located at 346 Bowser Road
 SEC 36 BLOCK 1 LOT 96
 Designated R-2.

Ms. Raffo: We have received request to postpone the Public Hearing to February 12, 2007. He was not able to send out the mailings to meet the 10 days prior notice to the Public Hearing Meeting date of January 8 due to the post office closing on holidays and memorial for President Ford.

Ms Raffo: I Move to hold a Public Hearing for Michal A. Gurda on February 12, 2007 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded (Guenste); All in favor; Motion carried.

Ms Raffo: The applicant is responsible for the second mailing in the Times Herald Record.

CROSS VIEW REALTY, LLC: Request for a variance of 249-24.2
(Waiver of cul-de-sac)
Property located on Scotchtown Collabar Road
SEC 19 BLOCK 1 LOT 10
Designated RA.

Ms Raffo: The mailings were reviewed by the Board and filed. The Public Hearing Notice was read at 7:50 pm.

Ms Raffo: I Move to open the Public Hearing at 7:51 pm; Seconded; All in favor; Motion carried.

Ms. Raffo: Please present your application.

Michael Donnelly, Esq.: I am here tonight with Lorraine Potter, Lanc and Tully, and Joe McCagne (Owner)

Michael Donnelly, Esq.: The application you have before you is in the RA zoning and the map shows current sub-division of 2002 which was before the Town Planning Board. The proposed is to end in a cul de sac. It was not their original plan to have roadway of this length but in the 4 years before the Planning Board they have oppressed us to create roadway and that meets this adjoining property. Once an alternative – it was to be down here (map) and brought it into conformance. Once there was not a limit on cul de sacs. They still want to see it in the property plan. This is our proposal (map) and the 2 adjoining properties that in many years be interconnected: Stone Ridge and it was largely built out before the 1000 foot limitation went in effect and proposed design roadway into Scenic View Land Developers which is not us but are here tonight) it is a over 3000 foot cul de sac and then there was no limitation.

The Planning Board saw the desirable to allow interjection to properties it is traffic issue to go out on a county road and re-enter a subdivision. It allows people to chose which way they are existing (map) . The Planning Board pushed both developers this piece (map) and now this for an inter connection and they have mapped out the possible road connection that carry through to a loop road.

In the letter I submitted this evening, it is temporary and it is thought the need for the variance will disappear and the non-compliant will disappear. Nothing is carved in stone and there are wet lands. One reason it is this deep as proposed by Planning Board is that they did not want it as a cut through or short cut. With the original cul de sac it was thought it might be used as such. They are urging us to move to a deeper level – traffic. It cost us more money and it is not our desire to build when other methods are available to accomplish this, but it is driven by the Planning Board.

There are five significant factors you must consider.

Detriment to nearby property – the legislation is fairly recent and there are several that exceed 1000 feet. And are in the general neighborhood and community, i.e. Stone Ridge which is over that. Character even though as proposed as temporary, it is not out of character.

Balance of objective – when weighed against detriment there is benefit to the Town and community. We have a loop road that everyone wants, will take out a long cul de sac and traffic impact is reduced and that is the Planning Board’s agenda with this layout.

Need for variance – need is driven by the desire of the Planning Board for this design alternative. Other possible alternatives is that a sub-division be set out as cluster and when through this with the Planning Board but not essential we outline it. Another possibility in a fashion is most likely by a cluster and not achieve loop road they proposed. The Planning Board has provided recommendation for granting it.

Substantial nature – it is a substantial variance at more than twice and is no detriment and the need is driven by the Planning Board.

Adverse environmental affects – distinguish adverse environmental from the flow from the development. It (the development) will occur with our without the variance. You would have a 3-roadway section. Adverse environmental affects that flow from the variance are nil because it’s in the positive column and benefits in the large scope.

Self created difficulty – not self created and when the process was begun there was no 1000 ft waiver. It was caught up in the moratorium and plans and not pushing the Planning Board – it is not self created in the sense that we should have known about it.

Balancing the interest of the community and desire of the Planning Board, I think it appropriate to grant variance and it lessens the traffic impact and long sought plan of the Planning Board to fruition. Scenic View is here and they can then submit their final plans. We are here to answer your questions.

Ms Guenste: Your name?

M. Donnelly, Esq.: Michael Donnelly.

Ms Raffo: Any questions from the Board? (no)

Ms Raffo: Comments from the Public?

Councilman King: Something they have said ‘the desire of the PB’ I hope know they can want but they have to go by the Town laws which is 1000 feet. It is well over twice. And as far as safety – I tend to disagree and it will be a cut through and have an affect. People will make their way through this. I have concern between Cross Road and the proposed site and over here (not on map) Leaf Haven subdivision and have two major intersections. In the paper there has been number of fatalities in 2006 alone. If the variance is given and as the ZBA members know, you have to look at quality of life issues. People on Melissa and Alyssa Courts will have a negative

quality of life with the proposed. This will be a cut through and use short cut to Bulleville and they will not use Lybolt. The development on Melissa and Alyssa is a place where people children's play in the road and on the lawns. It is like a lock gate community. People know who comes in and goes out. They are very nice people and involved in their community. One thing since I first started meeting wit them they don't want it to be cut through road. In closing I hope you make decision as it is a negative impact. The Planning Board has to go by the Town Laws. In closing, both Mrs. Thompson and Mr. Mattatall will be missed and than them for their service.

Public 1: What is the bottom one (looking at mounted maps)?

M. Donnelly, Esq.: The drawing in black and white – a proposal is to create a loop and the connection.

Public 2: The cul de sac is the subdivision for Leaf Haven?

M. Donnelly, Esq.: Yes.

Public 3: The road on the side is?

John Rozzari, 35 Melissa Terrace: We moved here because of quality of life it presented to our families. It is a beautiful neighborhood and it is fairly protected because of the condition of the roads are in now. Kids play in the street and something we wanted from where we move. The beautiful thing is everyone has the same mindset. I fear the quality of life will be changed by what is proposed. Understand financial impact to the developers and they must understand we are families with children. Anyone who I would be friends in the community would not mind driving around to visit.

Mr. Wilson: Were you told it might become a road when you bought it?

John Rozzari: No, I was not.

Frank Gueste, Scotchtown Road: Anything...right now if you read the papers it is a very dangerous area. Since I move in the house I have known of fatalities not on the property a ¼ mile down the road, 2 cars come down and land on our property and people were hurt. Anything into Scotchtown Collabar Road is – it will create safety issue where there is one already. If traffic study is done and it says it is viable I doubt it. We have a problem there now. Any more volume through Cross Road – it is not designed for that and can't get in and out now and it will be problems.

Christan Dalfey, 36 Melissa Terrace: We moved here for the serenity of the area and lack of traffic and did not know there was an addition to this property. Another dangerous area is anyone moving into Alyssa - you have to stop and count and if you don't know it cars coming up to it. Bus almost hit. Dangerous. It will be accidents for people who know and don't know the road. Turn onto Alyssa; any type of thruway will add to the traffic and cause quality of life traffic dangers.

Chris Ferillo, 76 Alyssa Drive: In Stone Ridge Estates – my livelihood works on growth and we moved here because we loved the area because private community. Told possibility Alyssa would extend into a loop road not a thru road. Possibility from 11 to 14 houses and another development and ours was not developing it. I knew that growth is okay and as long as it is done within reason thru road cause major traffic problem. People cut through and there are 2 blind spots: Lybolt and turn to Alyssa and out of Leaf Haven and we had a fatality when someone was getting mail and blind spot and putting in is a mistake. I understand the wetlands and easily way to find a way and not connect to Scotchtown Collabar.

Steven Rosenberg, 93 Alyssa: We did not get a notice to discuss this or to discuss with the Planning Board - it is not desire of this community. Well over half are from the community and are united in our opposition to it. We don't care with the Planning Board has to say – they did not ask us. Another blind spot (map) curved road – under represented and does not show tree lines, you can't see way out. We have children playing there and there is no house. As far as children we who live in the community and considerate of everyone and don't speed not more than 25 miles especially in summer and look for children. That will not happen with people cutting through here. It is blind because it is at the crest of hill Lybolt and Alyssa and only safe when headlights are on. During the day it is difficult to make a left turn. Hope you take these things into consideration.

Laura Brycen, Cross Road: I agree and a certain amount of growth is good and houses have enhanced the area. I have a horse and go down to Cross and into Indian Trail. 7 years ago I could walk along there now I have to wait minutes. It is a passing zone there and car from Cross Road and if they don't look both ways it happens when you turn off the road and a car pass it is difficult. The problem is it is long 55 mph drive to Valley Central. They are driving on dangerous roads, adding kids and potential drivers I 5-10 years and we have to address Scotchtown and it is going to be like the one going to Pine Bush with all the children. There is another small development on Indian Trail. If that is coming off the other side... behind Cross to the left is another 100 acres where will it end and think you need to consider.

Public: How many houses going in?

Joe McCagne (Owner): 12.

Anthony Bonnato, 96 Alyssa: I am at the end where they want to continue the road – we walk into the woods and if you are looking from end of road to right 40 feet is all wetlands, and look to the left down 150 is wet lands. Concern with the children, is the drainage, how stop wetlands from flowing through, the well which is concern for my kids, and the bacteria and how constructed so not to have a lake. Now it is very wet – we can't walk back there.

Mr. Wilson: When you bought did anyone notify you a road might go in.

Anthony Bonnato: Yes, but not for 10 to 15 years and I have been there since 2003 not even 4 years later.

Public (Ray): I have concern for the school bus situation – all parents are lined at the intersection to load the buses, and we moved it and they make a ‘K’ turn in the intersection. Before we do anything what will you do about the school buses.

Public: Out of 28 families we have 46 children under 14 years of age so you have idea of kids playing in the street. We did not get notice of this meeting.

Mike Scotto, 35 Alyssa: For the children under 14 and I have 4 of them. Anyone on the board, the attorney, developers - you pick it for the community not what may be proposed. If you have 26 families, do the math almost 100 people whose lives are destroyed by traffic. It says 1000 limit and variance happen all the time. What is the distance – how much have they increased it. Car going 45 mph can do it in 3 seconds. What will the speed be? – there are no sidewalks and that is danger zone and children don’t listen. Wetlands obviously are state protected lands and that is bad choice. The k turns are very dangerous. With all the traffic, 12 more houses, most families have 2 cars and 24 cars at minimum. Basically it. We are very much against it. I moved out of the city to be in a more rural area and don’t know how it will affect our taxes. Ask yourselves would you want it and what affect would it happen.

Ms Raffo: How many people were not notified? People were notified who are within 1000 feet. If you are outside that the name was not given to the applicant.

Public: Last time we were notified.

Ms Raffo: The development we are talking about is the one on the LEFT.

M. Donnelly, Esq.: First it is a misunderstanding that this development will occur with or without the variance. It is not a question if the variance allows the development or not and I don’t want to dismiss Mr. King’s statements, the PB sets how they are approved.

The roadway as a cut through – this is a rough idea and the road will have to loop up higher and stop signs can be added, right angle, number of things to minimize it being a cut through.

Volume on Scotchtown Collabar is to reduce the traffic with 2 exits and those traveling within not use Scotchtown Collabar.

Wetlands – while you can’t see them, there is a copy of where the wetlands here (map colorized in green) there are a lot and we have discovered where potential roadway is and why go up and around. No other location that avoids wetlands crossing without bring it that far in to the property. I agree with those who say we don’t want to disturb it and I agree with them.

The length of cul de sac - nothing will help more than granting the variance. 3000 ft cul de sac is out of the picture.

Mixed comments if they were told – if this was a thru street. The developer shows it because this was always proposed as a thru road and shown on plat and is this filing on this subdivision. You have heard from those who are aware.

School buses – only reason the school district does not pick up is because the cul de sac. People will have to get children to intersection if not there. With the variance and the thru road all children can have them picked up in the development and emergency services get in without difficult.

Ms Sullivan: Unless cul de sac is made wider.

M. Donnelly, Esq.: The Town wrote the agenda and wanted a “T”. This meets your design requirements. The prohibition is unwillingness to proceed into the area and I am not the school district. If accident in cul desac the residents can get in and out until it is resolved.

A sub division adopted by the Town Board.

Ms Guenste: That is why we have 1000 ft so we don’t have those problem, what you said is very moot. The other one is over 3000ft and why we don’t want them that long and 1000 for safety of the residents. Did you say regardless of what we do it will be built?

M. Donnelly, Esq: The development will be done. We have other design proposals. The point is about the cul de sac. Not there if not approved.

Ms Sullivan: I am a school board member and know the problem with cul de sac. When we deny it is because there is not enough room to turn. You could easily correct the problem.

M. Donnelly, Esq.: I talk to school districts often and no consistency in way school districts handle this. I live on a dead end and it is not a cul de sac. The buses would not come down. Squeaky wheel go it to happen. The municipalities try to avoid routes that double back and that are not efficient as they can. This is the town’s design if they wanted it larger we could have done it. The school will pick up. It is good idea to limit length but this will not have any cul de sac but need temporary approval and when done take this one out once road is in. This is last piece of what they have been working on for 5 years.

Ms Raffo: You have the developer from Scenic View?

Frank Furro, Scenic View: The engineer, John Torello, is not here, and did Phase I of Leaf Haven and we filed a proposed road going through here and it was signed by the Town. We had every intention and how we designed on what the Town wanted. I have a problem with 70 acres and if it does not go through.

Ms Raffo: You have nothing with the Planning Board now.

Frank Furro: I have a signed map with this proposed road filed in Goshen.

Ms Guenste: You have filed map with road through middle of it.

Frank Furro: The engineer signed it. When I filed a map it was signed. I designed it when the road would go through. Why I put in a cul de sac.

M. Donnelly, Esq.: Mr. Torelli does not want to sign off on engineering until it is through. This is range (map) it can move in the filed and by radius of road the wetlands was not identified at time of map filing. If it went here as originally proposed, go through there. With this availability you could not get a permit.

Councilman King (to Frank Furro): This is it with 7 sub division and then Phase II. You have tremendous amount of wetlands delineated and more valuable property sub divided first.

Frank Furro: This was proposed and not purchased land if it was not going to be a lot.

Ms Guenste: What was signed is the final sub division. There are dotted lines and says ‘possible future road’ and shows Alyssa Drive under construction. They did not sign off it was okay but that the sub division was okay. The sub division signed off on the possible sub division.

Frank Furro: Comment in the notes on the road.

L. Potter, Lanc and Tully: Note #9.

Ms Guenste: “...possible / future road”

M. Donnelly, Esq: I agree and concept is endorsed and part of the plan.

Ms Raffo: We all know how the members of the Board.

Steven Rosenberg: The attorney has thrown in smoke screen – we don’t want it the town can say what ever they want as neighbor said if the land developed link here (map) it would be extension not through road. My understanding if you follow zoning law eliminate this aspect (map) and know no reason to have this road even if this guys want to do the development.

Ms Raffo: We have head a lot of comments. Great many benefits for and against. I for one, am chairing the first meeting tonight, we have changed personnel here and not spoken to the Planning Board on this development. I have no idea how they feel. You need 4 votes and expect the town will appoint 2 more members. It is my best estimate best possible it to continue until we can speak to the planning board. We need more information exactly on what they recommend, their thoughts on future development and long range planning and I don’t have that.

M. Donnelly, Esq.: Beause it is on a County roadway it went to OC for planning and it has not been. It has to go over for that reason any way. We have asked they (Planning Board) communicate more than the 2 sentences they provided. I can provide to you the minutes how consistently and doggedly pushed us to this design. I would extend the 62 day and can help to the planning department and adjourn to future date.

J. Owen, Esq.(Town of Wallkill): The Board will keep it open.

M. Donnelly, Esq.: If you continue you give date. I will call J. Owen, Esq. tomorrow. I will provide you the minutes and give you flavors of the board on this.

Ms Raffo: We have to consider the town's information and the community and don't have.

Public: How do we reach the Planning Board?

Ms Raffo: You can speak to Town Hall.

Ms Guenste: They meet this Thursday. You can't address any issue. Only items on the agenda. Ask the town board and ask if you can speak to the planning board.

M. Donnelly, Esq.: There was public hearing when it was proposed. That is how the process works and want to point that it. It was free and complete public hearing.

Ms Raffo: I think someone misunderstood. The people need to know.

Mr. Wilson (To Frank Furro): What is the time frame on the road development?

Frank Ferro: It takes about 2 years. We like to put plan in ... I have to talk to our engineers and don't know legalities and told I have to wait a certain amount of time. I am securing financing for the road and the road could be completed in 2 years.

Public: Why is the property for sale if it is being developed?

Frank Furro: Because someone can develop it when they buy it.

Mr. Wilson: This can be continued to next month?

Ms Raffo: I move to continue to the Public Hearing for Cross View Realty, LLC. To February 12, 2007 at 7:30 pm or as soon thereafter as it can be heard; Seconded (Guesnte); All in favor; Motion carried.

HEARING REVIEWS: (February 12, 2007)

SAPP, Michelle

Ms Guenste: This is Evan Court.

Ms Sapp: I would like to build a deck.

Ms Guenste: It will be the same size as the others in the area?

Ms Sapp: I do plan on enlarging it.

Ms Raffo: 2 side and back yard variances.

Mr. Wilson: This is for a 12 x 14 deck.

Ms Raffo: Any questions from the Board? (no)

Ms Raffo: I Move to hold a Public Hearing on February 12, 2007 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Ms. Raffo: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The notice of the Public Hearing will be in the Times Herald Record's Public Notice Section within the next week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Ms Sapp: Which newspaper?

Ms Raffo: The Times Herald Record.

WEINER, Jeffrey F.

Ms Weiner: I have to notify you that I am here for the family. They are looking to put addition out back of the house. It is 17 not 20 feet off the property line.

Ms Raffo: Looking at the map, the addition is not going out any further than the house is now?

Ms Guenste: (map) the addition is right there. The house will go out back further than the house.

Mr. Johnson: Not closer to the side yards.

Ms Weiner: It is going back.

Ms. Raffo: Where is it on 302?

Ms Weiner: We are across the Jermouth Pond.

Ms Guenste: Size of the addition?

Ms Raffo: The map needs to be better. I am looking at 17.4 from addition to the property line don't see distance from house now?

Ms Guenste: How far it is going,

Ms Weiner: the building department has the.

Mr. Johnson: We need to see dimensions.

Ms Weiner: The house goes across like this (drawing) and addition is there that is old. This is the new addition.

Ms Raffo: You have to have a new detailed map showing all measurements, the engineer, Weeden, will know. I.e. he wants variance to 17 feet is the house now 20 feet, etc.

Ms Weiner: You need the existing and measurements with the addition.

Ms Guenste: Dash lines to show addition.

Ms Raffo: We need 11 copies.

Ms Raffo: I Move to hold a Public Hearing on February 12, 2007 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Ms. Raffo: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The notice of the Public Hearing will be in the Times Herald Record's Public Notice Section within the next week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

CRYSTAL RUN HEALTHCARE, LLP

Michael Archangel: I represent the principal, Dr. Teitlebaum. We are here to request we be passed on to a public hearing for a variance. Conceptional site plan we worked out with the Planning Board over number of work sessions. We are proposing in total is medical office building at intersection of is 127,000 sq/ft and parking which is 692 spaces. We worked with the Planning Board, McGoey and Cynthia Baine, landscaping, orientation of driveway and islands and trees. It piggy backs Peter Albert's 2 years ago. We tried to follow regulation as peter went through the process, these are medical offices 3.5 stories and the project approved for Peter Albert was an office complex. Difference is parking – medical office is 6.67 or nearly 7 per 1000 sq/ft building and is excessive as I have heard; regular is 4.5 per 1000 sq/ft. that is

difference. The green area we worked with Cynthia and increased the green area as opposed to original approval and large green area to put sitting park for patients and people waiting and respected lines of site and what look like from Ballard and Crystal Run.

Here to reduce number of parking. Proposing 692 versus 859 spaces. This comes by way of sitting with the Planning Board and they would like to see less than code requires and we concur with that. The town planner looked at it is in excess. In both cases, we feel we are justified. From what I understand it has some operations happen at night – sleep deprivation, storage areas, things of that nature that help reduce required code parking. It was brought out in one session and refer to you, the precedent of similar situation in 1997 similar got almost 50 percent from required. About 20 per cent reduction.

Ms Raffo: Reduction in parking. We need to set public hearing and you can give more details.

Ms Guenste: Some information we need – the current is 3 stories, how many parking you have there now.

Ms Raffo: I Move to hold a Public Hearing for February 12, 2007 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Ms. Raffo: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The notice of the Public Hearing will be in the Times Herald Record's Public Notice Section within the next week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

Ms Guenste: Entrance/exit directly across from each other. Traffic when they try to pull out...

Dr. Teitlebaum: Traffic light will be part of that.

BEAMESDERFER, Jim

Jim Beamesderfer: As you recall from June when we asked for a variance I then had, we were building a horse barn and other buildings. We intended to build care taker in the barn. Directed to the Planning Board to determine where to go from there. 12/11 met with them. It was started in October construction. You see arenas from Shaw Road. At the December 11 work session the engineer and the building inspector directed us back here for use variance for care taker in the barn.

Ms Guenste: How many bedrooms?

Mr. Beamesderfer: 2 bedroom one bath is what we were planning. There is a single family on the property now. Apartment in the barn and is consistent with horse barns of this nature. They are called our kids in the terms of care they require.

Ms Raffo: Any questions from the Board? (no)

Ms Raffo: I Move to hold a Public Hearing on February 12, 2007 at 7:30 pm or as soon there after as the matter can be heard; Seconded; All in favor; Motion carried.

Ms. Raffo: It is necessary to notify everyone within 300 feet of your property. You can obtain the list of names from the Town Tax Office. The notice of the Public Hearing will be in the Times Herald Record's Public Notice Section within the next week. Take that notice, copy it and mail it to everyone on the list at least 10 days prior to your scheduled Public Hearing date. Mailings must be sent either by certified or registered mail. Bring your proof of mailings with you to your Public Hearing. The Public Hearing will not be opened without your proof of mailings.

MEETING CLOSE:

Ms. Raffo: There being no further items to be presented to the Town of Wallkill Zoning Board of Appeals, I Move to close the Meeting at 9:13 pm; Seconded; All in favor; Motion carried.

Tsb/jcd

TOWN OF WALLKILL
ZONING BOARD OF APPEAL

DECISION SHEET

JANUARY 8, 2007

Michael A. Gurda, IV.

Request for a variance of 249-3 (accessory building)
From 28x28 to 36 x 28ft
Property located at 346 Bowser Road
SEC 36 BLOCK 1 LOT 96
Designated R-2

DECISION: Postponed to February 12, 2007

CROSS VIEW REALTY, LLC.

Request for a variance of 249-24(2)
(waiver of cul-de-sac length)
From 1000 to 2,870 feet
Property located on Scotchtown Collabar Road
SEC 19 BLOCK 1 LOT 10
Designated RA

DECISION: Continued to February 12, 2007