

TOWN OF WALLKILL
ZONING BOARD OF APPEALS

January 11, 2010

PRESENT:

Mr. V. Biondollilo
Mr. K. Dunn
Mr. E. Johnson
Ms S. Najac
Mr. Rotundo
Mr. S. Wilson, Chairperson

Richard Guertain, Esq.

EXCUSED:

Ms M. Petelinz

MEETING OPENING:

Ms Wilson: I Move to accept the Minutes of the December 12, 2009 Meeting as written, Seconded (Biondollilo); All in favor; Motion carried.

The following Public Hearings and Application Reviews (February 8, 2010) were conducted, voted upon as noted and scheduled.

CORRESPONDENCE:

Six Month Extensions:

Frank Stritmater:

Mr. Wilson: We have a letter from the applicant's attorney requesting an extension on variances granted on July 12, 2009 for are variances. The client is the owner of the property and the building permit has been granted.

Mr. Wilson: I Move to grant the applicant, Frank Stritmater a six month extension on variances of 249-22-(D) granted 7/12/2009 for the following: 1. 2 side yards from 20ft to 13.5ft; 2. both side yards from 40ft to 27ft; 3. lot depth from 125ft to 120ft; area from 18,750 sq/ft to 9,000 sq/ft; and 5. lot width from 100ft to 75ft; Property located at 30 Belmont Avenue (75-6-4.2); Designated R-1; Seconded (Johnson); All in favor; Motion carried.

Leslie Rogers Newman:

Mr. Wilson: We have received a request from the applicant that they are currently in process of getting engineered septic system and that this should be their last extension.

Mr. Wilson: I Move to grant a six month extension on variances of 249-20(12)(1) granted 1/14/2008 for the following: 1. front yard set back from 150ft to 100ft; Property located on M&M Road (14-1-11); Designated R-2; Seconded (Dunn); All in favor; Motion carried.

PUBLIC HEARINGS:

Sohan Lai

Request for a variance of 249-26-D and 249-11-(N)

1. side yard (249-26(D) from 20ft to 12ft;
2. signage (249-11-(N) for additional 52 sq/ft for free-standing sign;

Property located at 28 Carpenter Avenue
(74-9-2)

Designated HC

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 7:38 pm.

Mr. Wilson: I Move to open the Public Hearing at 7:40 pm; All in favor; Motion carried.

Mr. Wilson: Please give us a description of your request.

Al Fusco, Fusco Engineering: There is an existing Citco gas station on corner and existing signage at present. The owner wishes to put another smaller sign on East Main Street – like the sign now on Carpenter Avenue. It is approximately 78 sq/ft. They are also proposing to put a Subway in the existing store and need a couple of smaller signs on the roof that say Subway. Additional 78 sq/ft of proposed sign which represents part for the signs. An additional 78 sq/ft and they have 224 sq/ft because existing is digital with different types of gas as well as advertising and put subway on both signs.

In addition want to put in a cooler on east side of the building which will protrude out approximately 8 feet . Side yard is 20 ft and want to reduce it to 12 ft.

At the last meeting, the Chairperson asked me to research if other COs were issued – a temporary CO was issued on 6/20/06 and a final CO was issued on 8/22/08 (presented for the record) that was by the TOW Building Department. We request this to move forward with the project.

Mr. Wilson: Main question was how you got original 215 sq/ft – and after doing research the plans were approved for maximum allowable up to 250 sq/ft which is why 215 to begin with. That was the main set back and we rectified that and now you are requesting additional footage and the free standing sign. You are also going for 295 sq/ft total, or an additional 45 sq/ft of signage.

Mr. Fusco: There is now 224 sq/ft.

Mr. Wilson: Additional 52 sq/ft of signage and a side yard from 20ft to 12ft.

Mr. Wilson: Any questions or comments from the Board? (No)

Mr. Wilson: Any questions from the Public? (No)

Mr. Wilson: I Move to close the Public Hearing at 7:46pm; Seconded (Najac); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following variances: 1) side yard 249-26(D) from 20ft to 12ft; and additional free standing sign (249-11-(N) for 52 additional sq/ft; Seconded (Johnson)

DISCUSSION: (None)

VOTE:

In favor:	6	Rotundo, Dunn, Johnson, Biondollilo, Najac, Wilson
Opposed:	0	

DECISION:

Mr. Wilson: The variances are granted, please see the Building Department.

Geert Tevwen
residence;

Request for a variance of 249-8:
1. accessory building in front of primary
Property located at 85 Foster Road
(44.1.2.221)
Designated R2.

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 7:49 pm.

Mr. Wilson: I Move to open the Public Hearing at 7:50pm; All in favor; Motion carried.

Mr. Wilson: Please give us a brief summary of what you are requesting.

G. Tevwen: I want to put a garage in front of my house.

Mr. Wilson: Are there any questions from the Board at this time? (No)

Mr. Wilson: Any questions from the Public? (No)

Mr. Wilson: Any comments or questions from the Board?

Mr. Wilson: You will remove the one shed?

G. Tevwen: Yes.

Mr. Wilson: I looked a the property and it is a good location. Nothing can be built there and am in favor.

Mr. Wilson: I Move to close the Public Hearing at 7:52 pm; Seconded (Najac); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following variance of 249-8(a): for an accessory building in front of the primary building; Seconded (Rotundo).

DISCUSSION: (None)

VOTE:

In favor (aye):6 Rotundo, Dunn, Najac, Biondollilo, Johnson, Wilson
Opposed (nay): 0

DECISION:

Mr. Wilson: The variance is granted. Please see the Building Department next.

Sandra Franco

Request for a variance of 249-26(B):
1. use variance as two family residence
Property located at 785 Rt 211 East
(43-2-42)
Designated HC

Mr. Wilson: The mailings were reviewed by the Board. Upon review it was noted that the Public Hearing could not be opened due to the stamped mailing of 1/4/2010.

Applicant was notified that they needed to republish the Public Hearing Notice at their own expense and re-mail the notices at least 10 days prior to the next meeting date of February 8, 2010.

Mr. Wilson: I Move to hold a Public Hearing on February 8, 2010 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Wilson: 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 week. Take that notice, copy it and mail it to everyone on the list at least 15 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.

Lisa M. Raneri and
Charlaine B. Raneri

Request for a variance of 249-22(D):
Area variance for pool deck
1. rear yard from 30ft to 15.33ft;
2. side yard from 20ft to 12.0 ft;
Property located at 11 Western Avenue
(37-1-22)
Designated R-1.

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 7:57 pm.

Mr. Wilson: I Move to open the Public Hearing at 7:58 pm; Seconded; All in favor; Motion carried.

Ms Raneri: We need a variance for setbacks on the side and back for a pool's deck; it is up.

Mr. Wilson: I received the CO. You realized you needed it when?

Ms Raneri: We got the CO for the pool and then for the deck plans and it was approved and then we wanted to use the extra lumber and put in the gazebo and then were told by the Town that I was zoned commercial and needed variances.

Mr. Wilson: Are there any questions from the Public? (No)

Mr. Wilson: Any questions from the Board? (No)

Mr. Wilson: I Move to close the Public Hearing at 8:00pm; Seconded (Johnson); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following variances: 1. Rear yard from 30 t 15.33ft; 2. side yard from 20ft to 12.0 feet; Seconded (Najac).

DISCUSSION: (None)

VOTE:

In favor (aye):6 Rotundo, Dunn, Johnson, Biondollilo, Najac, Wilson
Opposed (nay): 0

DECISION:

Mr. Wilson: The variances are granted now you can see the Building Department.

Joseph Fini Homes, LLC.

Request for a variance of 249-19-(E)(1):
1. frontage from 250ft to 135.91ft
Property located on Stony Ford and Stage Roads
(61-1-44) and (61.1.3.11)
Designated RA-1

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 8:02 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:03 pm; Seconded; All in favor; Motion carried.

Dan Yanosh: I am here tonight with Richard Croghan, Attorney.

Mr. Wilson: Give us a description of the request.

R. Croghan, Esq.: It is a 2 lot subdivision and it meets all but the lot frontage. 200 is required and they have 135.91. If it were a perfect world it could be configured for less but it is not perfect square or world we are dealing with. Site distance also on Stage Road.

Dan Yanosh: We were here earlier in the year and we did not have enough acreage and he has gotten more acreage and made as many strides as we can to make it conform. The width is at building set back line so it's just the lot frontage. I think it is fine - usually where the building is set and the house on Lot 2 width is 305 feet I think. This is typical old flag lot that is no longer allowed so issue is frontage.

Mr. Johnson: They purchased it in 2008.

Dan Yanosh: Yes. He is making it so it conforms.

Mr. Wilson: What is the width?

Dan Yanosh: This was a flag lot.

Mr. Wilson: Any questions from the Board? (No)

Mr. Wilson: Any one from the Public?

Nick Bach, 287 Stage Road (Public): Live down the road and just wanted to check it out. Where is the driveway is to be and am concerned about the sight distance.

Frank Allano, 354 Stage Road (Public): I have seen the drawings before and have no issue with it.

Mr. Wilson: Any comments from the Board?

Mr. Wilson: You have increased the area. Are you in front of (the) planning (Board) now?

Dan Yanosh: Yes.

Mr. Wilson: Any further questions from the Board?

Mr. Johnson: When he bought the additional land I don't remember....

Dan Yanosh: ...(showed the location on the drawings) we could not do it before because of the driveway.

Mr. Wilson: I Move to close the Public Hearing at 8:10 pm; Seconded (Johnson); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following frontage variance from 250ft to 135.91ft; Seconded (Najac).

DISCUSSION:

Mr. Johnson: I have a problem with the flag lot and it was purchased after that – it is close and is self-created and there is no real other benefit from the property. Is it substantial - little less than half, but I would vote Yes.

VOTE:

In favor (aye): 6 Rotundo, Dunn, Najac, Biondollilo, Johnson, Wilson
Opposed (nay): 0

DECISION:

Mr. Wilson: The variance is granted.

Stan Zamonsky
(Pharr & Anderson Arch.)

Request for a variance of 249-17(1)(E)
1. building height from 35ft to 60ft 2.75 inches
Property located at 146 Tower Drive
(40-1-13.11)
Designated ENT-L

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 8:13 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:14pm; Seconded; All in favor; Motion carried.

S. Zamonsky: It was a previously approved site plan from 2000 and we are re-applying and zoning has changed and need 60 feet building height. Currently it is 35.

Mr. Wilson: You have high building there now?

S. Zamonsky: Yes, 60 feet high.

Mr. Wilson: Any questions from the Board?

Mr. Biondollilo: The emissions from the top?

S. Zamonsky: It is water vapor.

Mr. Johnson: When was it purchased?

S. Zamonsky: In 2006 and the zone changed in 2007.

M. Blustein, Esq. The Planning Board said that it might have been modified on the master plan. Last month we got a variance for the same thing.

Mr. Wilson: You are in front of Planning now?

Richard Guertain, Esq.: You submitted the long form where are you with that?

S. Zamonsky: It was the short form.

Ms Najac: Do you know who the lead agency is with the short form? (no)

Mr. Wilson: I Move to close the Public Hearing at 8:16 pm; Seconded (Dunn); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following height variance from 35ft to 60ft 2 inches and three-quarters; Seconded (Johnson).

DISCUSSION:

Mr. Biondollilo: I have issues with the gases into the air which would be doubling with the development right there so close; that is my concern.

Mr. Wilson: I have the same concerns but know they will be addressed at the Planning Board.

R. Bluestein, Esq.: That is Planning Board and part of the Sequa process.

VOTE:

In favor (aye): 6 Najac, Biondollilo, Johnson, Rotundo, Dunn, Wilson
Opposed (nay): 0

DECISION:

Mr. Wilson: The variance is granted, continue on with the Planning Board.

Joel Gorton

Request for a variance of 249-19(D)(1)
1. lot frontage from 200ft to 182.80ft;
2. lot frontage from 200ft to 174.5 ft;
Property located at 335 - 345 Sands Road
(7-1-44.11 and 7-1-44.12)
Designated RA.

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 8:21 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:22 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: Please tell us why you are here.

Mr. Gorton: I have 2 lots one is 10.5 and 1.5 and the smaller does not meet acreage or road frontage so we are doing a simple lot line change and need variance for the frontage. It has gone from 1.5 acre to almost 6 acres.

Mr. Wilson: Any comments from the Public?

Ken Simon De Monforte (Public): I would like to see the plans. (and so they did)

Mr. Wilson: He is moving the lot line to make it larger.

Mr. Wilson: When further reviewing it you need lot width from 200ft also.

Mr. Wilson: I Move to close the Public Hearing at 8:25pm; Seconded (Najac); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following variance of 249-19-(D)(1): 1. lot frontage from 200ft to 182.80ft; 2. lot frontage from 200ft to 174.5ft; Seconded (Johnson).

DISCUSSION:

Mr. Johnson: The variance is pretty small.

VOTE:

In favor (aye): 6 Dunn, Rotundo, Najac, Biondollilo, Johnson, Wilson
Opposed (nay): 0

DECISION:

Mr. Wilson: The variances are granted and valid for six months. If you have not started work you can request an extension.

AUTO LOVERS, INC.

Request for a variance of 249-11(J)(5)

1. sign set back from 20ft to 8ft

Property located at 625 Rt 211 East

Designated TC.

Mr. Wilson: The mailings were reviewed by the Board and filed for the record.

Ms Najac: The Public Hearing Notice was read at 8:34 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:35 pm; Seconded; All in favor; Motion carried.

Maria Rotundo: We are looking for a sign set back from 20ft to 8 feet – minimum of 15 feet. The sign is 20 feet.

Mr. Wilson: Minimum of 15.

Maria Rotundo: It is 20 feet high.

Ms Najac: What is reason for location?

Maria Rotundo: Any further up it is in parking lot, at 20 feet it is at the curb. I did all the measurements if you want to see them. We have 35 – basically this is where we want to put it and here is where they want it to go. This is where the pole will go and the actual sign is 14 feet. The town wants it to fall on land not parking lot or road. It is still way off from the road. (looked at by the Board).

Mr. Wilson: Is there anyone from the Public on this application?

Robin Cummingford: I am at 1 and 7 Ebert Road (looked at the drawings).

Maria Rotundo: This is where we want it put it. There is parking here (drawing), here is the HC and parking here and this is Rt 211.

Robin Cummingford: It is very large. What kind of sign is it?

Maria Rotundo: Lighted sign.

Robin Cummingford: It was very big and lit and everyone was against it. To see our point of view - we have been here and have a house across the street on an angle. So when I look out I see the sign. I already see the pink on the window. We will be the TOW entrance on Rt 211 we do not want to have big over lit signs – like las Vegas. You let one in let everyone in. 14ft is overkill for small lot and look at aesthetics. I own commercial property and would like mine to look appropriate. Not against you putting in the sign – but against oversized and lit sign.

Rt 211 is the entrance to all of our properties. Yes you do have 2 trees and I have the big pine trees.

Maria Rotundo: If you put it there it will be closer (looking at the drawing). We would have to service it from the road if it were here (drawing).

Mr. Wilson: On the tax map show me where you are located (she showed him).

Robin Cummingford: I have the corner lot – a vacant commercial lot and 1 residential next to it.

Pat Mosher: I have 17 Ebert Road.

Robin Cummingford: Even the placement.

Mr. Dunn: You are not against the placement?

Robin Cummingford: It is still huge so whenever we look out will see 20 x 14 feet sign. I think there is so much signage on the building on the corner now. It is aesthetics. That is what it will look like?

Maria Rodundo: Yes. It is facing this way (drawing).

Robin Cummingford : Is that where the existing light is?

Maria Rotundo: No.

Robin Cummingford: We were here for other things and about lit signs and the Planning Board.

Mr. Wilson: Are you before Planning Board?

Robin Cummingford: No.

Maria Rotundo: It was a bill board when we were trying to find a use before we found a use for the property. It was big like the state bill board. The whole idea of the setback is if it falls and if I put it where they want it would.

Mr. Johnson: If it were smaller it would be less. It is the height not the size.

Maria Rotundo: We got the \$ 30,000 sign from Toyota for free and have it already.

[Executive Session]

Mr. Wilson: Move to come out of Executive Session; Seconded (Najac).

Mr. Wilson: After careful review would you agree to a stipulation that the light be turned out one hour after close of business.

Maria Rotundo: No, that is too early, we close at 5:00 pm. It would be on a timer. The lights are timed to go off at 10:00pm. We don't want to run the electric all night anyway.

Mr. Wilson: Are you amicable to turning the sign off if we can decide on a time?

Mr. Johnson: If you stayed open later it was not dependent on a time.

Maria Rotundo: It is a \$ 30,000 sign and want to take advantage of the new business and the sign.

Mr. Wilson: We are trying to work with you on this.

Maria Rotundo: Any others that have set times to turn their sign off?

Mr. Wilson: You are unique situation since this is entrance to residential.

Mr. Johnson: What time - 10:00 pm.

Maria Rotundo: The parking lights are 10:00 pm.

Mr. Wilson: Can we agree to 10:00 pm?

Maria Rotundo: Yes.

Mr. Wilson: She can put it up legally the same size but closer to you home. This way there will be requirements so it will not be blaring all night long.

Robin Cummingford: The reason she is not putting it closer....

Mr. Wilson: ... it would not be seen.

Mr. Wilson: The variance will be subject that they will not be on after 10:00 pm EST; Seconded (Dunn).

Robin Cummingford: Can Mr. Rotundo vote on this?

Mr. Wilson: Any comments or questions from the Board? (No)

Mr. Wilson: I Move to close the Public Hearing at 8:55pm; Seconded (Biondollilo); All in favor; Motion carried.

Mr. Wilson: I Move to grant the following sign set back from 20ft to 8ft subject to the lighted sign be not be lit (operating) after 10:00 pm; Seconded (Johnson).

DISCUSSION:

Mr. Wilson: I do understand the affect on the neighborhood but the commercial and residents have to consider where they are living. It is a town center and tried to come to a common meeting.

VOTE:

In favor (aye): 5	Johnson, Biondollilo, Najac, Dunn, Wilson
Opposed (nay): 0	
Abstain: 1	Rotundo

DECISION:

Mr. Wilson: The variance is granted subject to the condition noted.

HEARING REVIEWS (February 8, 2010):

Goffredo Drago:

Michael Blustein, Esq.: This is a pre-existing sub division where no was lot was ever built upon and when zoning changed added new criteria 'road frontage' and in RA zone code says 200feet but our opinion the cul-de-sac it does not apply based on definition in the Code of distance 35ft from center of the road parallel to the street? We are looking for interpretation the lot frontage does not apply because the definition makes no sense. Or, a variance on Lot #2 looking at map 200 feet side yard in front of dwelling normal lot width - frontage how is it applied especially look at surrounding neighborhood no different than this lot that we have.

Mr. Wilson: You have owned since 1989?

G. Drago: Yes.

Mr. Johnson: We have the drawings.

Ms Najac: Did you discuss the lot width?

M. Blustein, Esq.: It is the frontage the other lot has 178+ feet and another 20ft for Lot #1.

Mr. Wilson: You have it right on the drawings.

M. Blustein, Esq.: Vote on the variance first so we don't have to go to the next step.

Mr. Wilson: Is the property marked so it can be located?

M. Bluestein, Esq.: No.

Mr. Drago: Yes.

Mr. Wilson: What is the address of the dwelling?

Mr. Drago: Mine is next to # 21 and then corner of Drago Lane and an old bulldozer and transformer for the electric.

Mr. Wilson: This is unlisted action since for purpose of Sequa; Seconded; All in favor; Motion carried.

Mr. Wilson: I Move to hold a Public Hearing on February 8, 2010 at 7:30 pm or as soon thereafter as the matter can be heard; Seconded; All in favor; Motion carried.

Mr. Wilson: It is necessary to notify everyone within 1,000 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 week. Take that notice, copy it and mail it to everyone on the list at least 15 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:

Mr. Wilson: I Move to close the January 11, 2010 meeting of the Zoning Board of Appeals at 9:08 pm; Seconded; All in favor; Motion carried.

TSB:jcd

TOWN OF WALLKILL
ZONING BOARD OF APPEAL

JANUARY 11, 2010

DECISION SHEET

Sohan Lai

Request for a variance of 249-26-D and 249-11-(N)
1. side yard (249-26(D) from 20ft to 12ft;
2. free-standing signage (249-11-(N)
for additional 52 sq/ft;
Property located at 28 Carpenter Avenue
(74-9-2)
Designated HC

DECISION: Variances granted

Geert Tevwen

Request for a variance of 249-8:
1. accessory building in front of primary residence
Property located at 85 Foster Road
(44.1.2.221)
Designated R2

DECISION: Variance granted

Sandra Franco

Request for a variance of 249-26(B):
1. use variance as two family residence
Property located at 785 Rt 211 East
(43-2-42)
Designated HC

PUBLIC HEARING: 2/8/2010

Lisa M. Raneri and Charlaine B Baneri

Request for a variance of 249-22(D):
Area variance for pool deck
1. rear yard from 30ft to 15.33ft;
2. side yard from 20ft to 12.0 ft;
Property located at 11 Western Avenue
(37-1-22)
Designated R-1.

DECISION: Variances granted

Joseph Fini Homes, LLC.

Request for a variance of 249-19-(E)(1):
1. frontage from 250ft to 135.91ft
Property located on Stony Ford and Stage Roads
(61-1-44) and (61.1.3.11)
Designated RA-1

DECISION: Variance granted

Stan Zamonsky
(Pharr & Anderson Architects)

Request for a variance of 249-17(1)(E)
1. building height from 35ft to 60ft 2.75 inches
Property located at 146 Tower Drive
(40-1-13.11)
Designated ENT-L

DECISION: Variance granted

Joel Gorton

Request for a variance of 249-19(D)(1)
1. lot frontage from 200ft to 182.80ft;
2. lot frontage from 200ft to 174.5 ft;
Property located at 335 - 345 Sands Road
(7-1-44.11 and 7-1-44.12)
Designated RA.

DECISION: Variance granted

AUTO LOVERS, INC.

Request for a variance of 249-11(J)(5)
1. sign set back from 20ft to 8ft
Property located at 625 Rt 211 East
Designated TC.

DECISION: Variance granted subject to,
The lighted sign be not be lit (operating)
after 10:00 pm.

Six Month Extensions:

Frank Stritmater

Request for variances of 249-22(D):

1. Two (2) side yards from 20ft to 13.5ft
2. both side yards from 40ft to 27ft
3. lot depth from 125ft to 120ft
4. area from 18,750 sq/ft to 9,000 sq/ft
5. lot width from 100ft to 75ft

Property located at 30 Belmont Avenue
Designated R-1

Original variances granted: 7/12/2009

DECISION: Six month extension granted.

Leslie Rogers Newman

Request for variances of 249-20(12)(1):

1. front yard set back from 150ft to 100ft;
- Property located on M&M Road
Designated R-2

Original variances granted: 1/14/2008

DECISION: Six month extension granted.

TOWN OF WALLKILL
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing of the Zoning Board of Appeals of the Town of Wallkill, Orange County, New York will be held at the Town Hall, 99 Tower Drive – Building A, Middletown, New York on the 8th day of February, 2010, at 7:30 pm or as soon thereafter as the matter can be heard on the application of:

Goffredo Drago, Drago Lane, Middletown, New York 10940 for a variance of 249-94-(D) (frontage) for the property of Goffredo Drago, Drago Lane, Middletown, New York 10940. Property (36-1-74) located at 21 Goffredo Court, Middletown, New York and Designated RA.

All parties of interest will be heard at the said time and place.

Stanley Wilson
Zoning Board of Appeals

== APPLICANT WILL PAY FOR RE-PUBLISING ==

TOWN OF WALLKILL
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing of the Zoning Board of Appeals of the Town of Wallkill, Orange County, New York will be held at the Town Hall, 99 Tower Drive – Building A, Middletown, New York on the 8th day of February, 2010, at 7:30 pm or as soon thereafter as the matter can be heard on the application of:

Sandra Fanco, Post Office Box 4024, Middletown, New York 10941 for a variance of 249-26-B (use) for the property of Sandra Franco, Post Office Box 4024, Middletown, New York 10941. Property (43-2-42) located at 785 Rt 211 East, Middletown, New York and Designated HC.

All parties of interest will be heard at the said time and place.

Stanley Wilson
Zoning Board of Appeals