

TOWN OF WALLKILL  
ZONING BOARD OF APPEALS

December 14, 2009

PRESENT:

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

Richard Guertain, Esq.

EXCUSED:

Mr. E. Johnson  
Ms M. Petelinz

MEETING OPENING:

Ms Wilson: I Move to accept the Minutes of the November 9, 2009 Meeting, Seconded (Najac); All in favor; Motion carried.

The following Public Hearings and Application Reviews (January 11, 2010) were conducted, voted upon as noted and scheduled.

CORRESPONDENCE:

**Six Month Extensions:**

Daniel Yanosh (Greenwood Realty / Richard Cappelluzzo) (9/8/08)

Mr. Wilson: They received a variance on a six-lot subdivision and are requesting a six month extension due to the fact they are still in the planning board process.

Mr. Wilson: It is still in Planning and approved on 9/8/08 and given extension 6/16/09.

Mr. Wilson: I Move to grant a six month extension; Seconded (Najac); All in favor; Motion carried.

John M. Gestesi (7/14/08 / 12/11/08 / 6/3/09)

Mr. Wilson: Due to current economic situation is delaying the movement of building his home. He is requesting a six month extension granted originally on July 14, 2008 (74-5-3). It was approved in July 2008 and had 2 previous extensions.

Mr. Wilson: I Move to grant a six month extension; Seconded (Najac); All in favor; Motion carried.

Arthur W. Bartow

Mr. Wilson: This was for an above ground pool and due to a combination of weather (rain) and other activities that would have limited our use of the pool, no installation was made or building permit obtained. They are asking for an extension to July 1, 2010.

Mr. Wilson: It was approved 7/09 and no previous extensions requested/ granted.

Mr. Wilson: I Move to grant a six month extension; Seconded (Dunn); All in favor; Motion carried.

William A. Keller, III

Mr. Wilson: They are asking for an extension to a variance granted July 13, 2009 for the placement of a pool. He is asking for an extension to start and complete the second half of the project – erecting the pool deck.

Mr. Wilson: No previous extension were given.

Mr. Wilson: I Move to grant a six month extension; Seconded (Biondollilo); All in favor;  
Motion carried.

PUBLIC HEARINGS:

Sohan Lai

Request for a variance of 249-26-D (signage)

1. side yard

2. signage

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 7:43 pm.

Mr. Wilson: I Move to open the Public Hearing at 7:44 pm.

Al Fusco, Fusco Engineering: We are here for a sign variance and side yard variance. Planning to put in a sign on East Main Street portion; existing on Carpenter Avenue and small sign exists on building. Free standing sign 15 feet back and is 78 sq/ft and we have requested variance for that in addition to that, if look at building, they are planning on a *Subway* at that location and need a cooler. There is a 20 foot side yard and need pad and cooler and reduce it by 12 feet. We spoke to adjacent owner, Caldwell Banking, and they had no objections and they sold it to the Client. We will go back to the Planning Board for change in use site plan.

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

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

Mr. Wilson: I need to go over the numbers again. Current sign now is 215 sq/ft (Carpenter Avenue). What other signage is there?

Mr. Fusco: At the entrance off the building that is 90 sq/ft.

Mr. Wilson: This is 24 total?

Mr. Wilson: The new one is?

Mr. Fusco: 78 sq/ft actually 60 sq/ft and 18 sq/ft for total. *Subway* sign is included in this. This is based on one half foot per length of building.

Mr. Biondollilo: On roof?

Mr. Fusco: On the mansard – above the gutter there. Just to say ‘*Subway*’ on both sides: One facing Carpenter Avenue and Main Street.

Mr. Wilson: Any variances for the first sign?

Mr. Fusco: I was not involved at that time. I am not aware of any variances. I did not receive any and did get a CO .

Mr. Wilson: Did it get approval with a sign number? Are you aware of that, sir?

Mr. Fusco: No. By the way it is double-faced – not that huge. It is a digital sign with price of gas at the minute.

Mr. Wilson: You are asking for almost 100% more than what is allowed. We are not sure how that sign got put up.

Mr. Fusco: Owners said their engineers handled it. It had been suggested since it had not been before you – you could give us an additional 78 sq/ft.

Mr. Wilson: I have since spoken to the Building Inspector on the sign.

Mr. Wilson: I would like to continue the public hearing for January. I want to you show you have proper documentation on what you have there.

Mr. Fusco: Is it possible to get the side yard so I can get back on the Planning Board Agenda. We will not get approved well after your next meeting.

Mr. Wilson: We will repost the public hearing notice and include the side yard. Any information you have would be helpful. That will be on January 11, 2010.

Mr. Wilson: I Move to continue the Public Hearing to January 11, 2010; Seconded; All in favor; Motion carried.

Jerry and Gina Cardona

Request for a variance of 249-19-D

1. lot width from 200ft to 152ft and 200 to 162ft
  2. front yard from 200 ft to 140 ft and 200ft to 139ft;
  3. side yard from 40ft to 30ft on Lot #1
- Property located at 290 Mt Joy Road  
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 7:55 pm.

Mr. Wilson: I Move to open the Public Hearing at 7:56 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: Please present your application.

Joseph Hallar: I represent the Cardona Family. We were here last month with request for road frontage or lot width variances. You gave us a public hearing date and we have an alternate plan. The one last month lot 2 had 80 feet road to a 200 wide and lot 1 had 200 feet frontage and back narrow – sort of zig / zag effect.

These plans have a dash line (drawing) to show exact mathematical split. It comes within 15 feet of the existing dwelling. It was too close to existing so I went with a gentle look and can go 40 feet off the existing would eliminate a side yard, however. What ever you wish.

Mr. Wilson: We can't tell you what to propose.

Mr. Hallar: I am telling you the drawbacks of the alternate. What happens with it is the proposed dwelling on lot 2 gets pushed 30 feet closer to Mt. Joy development: 79 vs 100 feet and does not bother them.

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

Mr. Wilson: Any comments from the Board? (no)

Mr. Wilson: On the new alternate you require front yards on both of them.

Mr. Hallar: Frontage and width on both in the alternate. Realistically it is a family thing as they are building to put a parent in it.

200 to 152 ft on width – lot 1  
200 to 140 ft on frontage – lot 1

lot 2 width – 205 ft to 162  
lot 2 frontage 200 to 139 ft

Mr. Hallar: On the alternate 30 feet off existing dwelling and 40 is required but total 107 is more than required.

Mr. Wilson: Side line on Lot #1.

Mr. Wilson: Originally only 2 variances. It was extreme on the frontage as well. Here we have more variances but less extreme.

Mr. Wilson: Any comments from the Board? (no)

Mr. Wilson: I Move to close the Public Hearing at 8:04 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: Front yard set 200 to 140 ft; front yard from 200 to 139 ft; width from 200ft to 152ft; width from 200 to 162ft; side yard from 40ft to 30ft on Lot #1; subject to no further variances being granted for the property; Seconded.

DISCUSSION:

(None)

VOTE:

In favor (aye)	5	Biondollilo, Najac, Dunn, Rotundo, Wilson
Opposed (nay)	0	

DECISION:

Mr. Wilson: The variances are granted and are subject to no further variances being granted for the property.

LITE BRITE SIGNS, INC. Request for a variance of 249-11 (signage)  
1. sign to be place on rear of building  
Property located at 45 Turner Drive  
(40-1-71)  
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 8:07 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:08 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: Briefly describe your project.

Carmine Rotundo, Lite Brite Signs: I am here on behalf of Safe Glass and want sign on rear of the building. The customer is renting 42,000 and does lot of business in the back of the building and requesting a sign. Well within their sq/ft. they are allowed 300 and wish 293 for both signs.

Mr. Wilson: Just to put sign on the back of the building.

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

Mr. Wilson: Did you have to go to PB for this?

Carmine Rodundo No.

Mr. Wilson: What type (of sign)?

Carmine Rotundo: Chain letter with LED. It is facing down.

Mr. Wilson: Looks like flood light on the top – is it a strobe?

Carmine Rotundo Just a light.

Mr. Biondollilo: Will it be on all night?

Carmine Rotundo: Not sure probably a timer.

Mr. Biondollilo: It is not a 24 hour facility?

Carmine Rotundo: No.

Mr. Wilson: Any other comments from the Board? (no)

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

Mr. Wilson: I Move to close the Public Hearing at 8:12 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: I Move to grant sign variance: 249-11 sign on rear of the building; Seconded.

DISCUSSION:

(None)

VOTE

In favor (aye) 5      Dunn, Rotundo, Najac, Biondollilo, Wilson  
Opposed (nay)0

DECISION:

Mr. Wilson: The variance is granted, please see the Building Department.

PRESIDENT CONTAINER, INC. Request for a variance of 249-77(D) (height)  
1. height from 35ft to 50ft for a silo  
Property located at 290 Ballard Road  
(60-1-120)  
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 8:14 pm.

Mr. Wilson: I Move to open the Public Hearing at 8:15 pm; Seconded; All in favor; Motion carried.

Jay Mirro, Esq.: He is in contract to purchase property and one of 2 existing building in Wakefern development off Ballard Road. They are a cardboard manufacturer in 560,000 sq/ft facility and need a silo a 50 foot structure; 35 feet is allowed. They are in front of the PB for site plan approval except for this - this which was caught at the end and were sent here.

Mr. Rotundo: You had an alternate location for that?

Mr. Mirro, : I would ask for variance at either location. I think...

Mr. Rotundo We are in contract to buy this and not sure if at point which of 2 points will be better. It may not work with the 2 doors there. I saw the 2 doors and it would be a problem.

Jay Mirro, Esq.: I will pass it along to them.

Mr. Biondollilo: This is for cornstarch?

Jay Mirro, Esq.: Glue for boxes. They did a demonstration last month.

Mr. Wilson: I Move to close the Public Hearing at 8:17 pm; Seconded; All in favor; Motion carried.

Mr. Wilson: I Move to grant the following height variance for a silo height from 35 ft to 50 ft; Seconded (Biondollilo).

DISCUSSION:

(None)

VOTE:

In favor (aye) 5      Biondollilo, Najac, Dunn, Rotundo, Wilson  
Opposed (nay)0

Mr. Wilson: The variance is granted, please see the Building Department and note the variance is good for six months. If you have not started work in that time, return before then to request an extension.

HEARING REVIEWS (January 11, 2010)

**Geert Tevwen**

Mr. Wilson: Why are you here?

Mr. Tevwen: I would like to put a garage in front of the house. We have wetlands and only dry spot is in front. It is also raised up so water can dissipate from the front.

Mr. Biondollilo: The 27 feet makes to the edge of the wetlands?

Mr. Tevwen: Yes.

Ms Najac: 2 structures there – big and small shed?

Mr. Tevwen: Yes, one shed is going down.

Mr. Wilson: I Move to hold a Public Hearing on January 11, 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.

Sandra Franko:

David Weibolt, Architect: She has a house on Rt 211 she purchased in 2005 with the belief it was 3 family based on appraisal and last October got violation as a single family and want a use variance to change it to a 2 family.

Sandra Franko: Presented information from the appraisal done by the Bank of America.

Mr. Wilson: There are 7 areas to be covered for the use variance is difficult to obtain. Bring any evidence you have to show your hardship. Such as that the hardship has to be unique, it is not going to alter character of the neighborhood and is not self-created. If you can provide those documents ahead of time at least 11 days, it would be appreciated and we need 8 copies.

Mr. Wilson: This is for a use variance (249-26 (a)).

Mr. Wilson: I Move to hold a Public Hearing on January 11, 2010 at 7:30 pm or a 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. and Charlaine B. Raneri

Lisa Raneri: Looking for variance for a deck against house and the pool and got a permit, put up pool and needed a variance as it was given to me in error and everything was built. Went to an engineer and here we are.

Mr. Wilson: Side and rear yard is needed. Rear – 30ft to 15ft; side yard 20ft to 12ft 249-22-D.

Mr. Biondollilo: How many dogs do you have?

Lisa Raneri: Two, they will not hurt you.

Mr. Wilson: I Move to hold a Public Hearing on January 11, 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.

Joe Fini Homes, LLC.

Daniel Yanosh: Richard Crogan, Esq. is with me. It is a 2 lot sub-division and need road frontage. Look at configured parcel and is difficult and put 2 frontages off Stage Road less of a variance seeking but make lot crazy. So sub divided road frontage off Stage and Stony Ford.

We were here before and did not have enough acreage. And getting more from Mr. DiMattio for total 10 acres. I can flag the corners and we have 474 on Stage Road and had trouble

putting another driveway in there. Hard for site distance. Good driveway Lot #1. We have done perks were good and the last time was for size and made the code for 2 lots.

Richard Crogan, Esq: There is a 2 acre lot off one of the roads.

Mr. Wilson: We changed the code in the Town to stop creating these small lots.

Richard Crogan, Esq: It now complies with 2 5 acre lots.

Mr. Dunn: You purchased it?

Dan Yanosh: No, in contract.

Mr. Wilson: Subject to approval and the sale going through?

Mr. Wilson: I Move to hold a Public Hearing on January 11, 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 1000 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.

Mr. Wilson: This property adjacent to Stage and Stony Ford Road.

Stan Szmonsky

Stan Szmonsky, Greenlaw, Labs and Jay Mirro, Esq.:

Jay Mirro, Esq.: Height variance for a spray-dryer facility for in manufacturing at this facility. This is additional facility; 3 now existing. All piece of equipment 52ft so need 60 foot to enclose it.

Mr. Greenlaw We manufacture a solution of aluminum chloride (not at this site) in Hugunot, New York. Spray dry solution here. It is 50% water and 50% aluminum chloride that goes to particular antiperspirant or deodorant. Most have this or another product.

Ms Najec: Trucks bring it in, dries here and moved elsewhere for use by manufacturer.

Mr. Greenlaw: 2 are fairly tall to get the volume and how much you want to produce you need this 52 feet high and another that is that high. They are on the site now. The previous owner started the project.

Stan Szmonsky: (showed building existing). The metal framing is on site not installed. And under older zoning gave them unlimited height in 2000. it was sold to Summit Glass. The new building will 60 foot not the entire building. The balance has a 20 foot height.

Jay Mirro, Esq.: The predecessor was in same business and were to expand and got approvals before 2000 had troubles 2004 when they went over and the bank sold it and Summit Labs bought it. The steel construction and dryer is on site. It was retrofitted and cleaned this up in 2006 and running since. It was similar to plans of prior owners.

Ms Najac: The approval was for the new building – re you change or start new.

Stan Szmonsky: The metal structure is on site and go ahead with what was planned.

Mr. Wilson: Currently in front of the Planning Board?

Jay Mirro, Esq.: Yes, when bought it it was not needed, now they are. Commercial development in between both buildings.

What gets let out into the air? The other owners had issues.

Mr. Greenlaw: The other owner was not a good steward of the property. A superfund clean up was done after they left. Westwood was there before. I am not them and only conjecture based on the EPA violations.

Mr. Wilson: Any violations?

Mr. Greenlaw: No. What goes out is aluminum chloride and we get a permit from the EPA. It is done under normal permits. The State does not require regular checks but do a report estimate emissions which is public record.

Mr. Biondollilo: The other company was he let it deteriorate.

Mr. Greenlaw: Number of issues not with emissions – waste improperly storage which caused money and were in financial problems, so they leaked and issue with it going into the ground. There were 17 report on what went on during different times. They have been done with the cleanup 2006 most done in 2005. we would not bought until cleaned up as we would have absorbed liability. It was lab waste from silver nitrate. They had problems because of money. They bank was sued.

Mr. Wilson: Who regulates?

Mr. Greenlaw: Emissions from the State and are regulated by EPA. They use to do first part of the process on site we don't. they had bulk storage of sulphuric acid 4-10,000 gallon range. We do have 1 gallon in quality control lab. We don't have high highly hazardous chemicals. The TOW requires we have permit and inventory of the categories (flammable, etc.).

Mr. Biondollilo: Larger tank – how is the silver transported?

Mr. Greenlaw: It is put I drum and taken off site in 55 gallon drums. They had not disposed of it in a number of years. If you do things wring you can get in to trouble.

Richard Guertain, Esq.: What is the type

Jay Mirro, Esq.: The approval for site plan lapsed 10 years ago.

Mr. Wilson: I Move to hold a Public Hearing on January 11, 2009 at 7:30 pm or as soon 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.

Joel Gorton

Joel Gorton: I came before the board 1.5 acres couple of years ago, lost the buyer and now want to get it going again. Now it does not have 2 lots – 207 an other 203

Lot #1 has 203 ft

Lot # 2 has 182 ft

We split it down the middle as best possible using rock wall down the middle.

Mr. Wilson: Do you have maps?

Joel Groton: (provided them one). They are 2 lots there now.

Mr. Wilson: This is larger than before.

Mr. Biondollilo: I was out there to look at this.

Ms Najac: There are houses on them?

Joel Groton: No. Some next door that was our family house.

Mr. Wilson: You will need to provide 8 more copies. You have owned since 1983?

Joel Groton: It has been in family since 1856. The market is terrible but if my son comes home after college I will give him one.

Mr. Wilson: I Move to hold a Public Hearing on January 11, 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 1000 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.

Auto Lovers, Inc.

Carmine Rotundo: Set back on the side from 20ft to 8 feet. The minimum of 15 feet from any line and the sign height is 15 feet and it is which ever is greater. When we had the lot done there should be a sign and my parking is here sign here than over to the corner more.

Mr. Wilson: It is from the curb line not the property line.

Carmine Rotundo: The curb line is plenty of green area there.

Mr. Wilson: The height is?

Carmine Rotundo: 20 feet to the top. It would look better there. The pole would be where the dot is, and the sign shoot towards the parking. The sign is 16 feet long.

Mr. Wilson: 20 feet from curb? – do you know distance.

Carmine Rotundo: If it fell it would go side to side.

Mr. Wilson: Unless someone hit it that way. What is distance?

Carmine Wilson: We meet the requirement on Ebert.

Mr. Wilson: We need copies of the map and show placement and distances to the sign. The site needs to be marked as well. This has to be done safely.

Carmine Rotundo: This has to be engineered.

Mr. Wilson: I Move to hold a Public Hearing on January 11, 2010 at 7:30 pm or a soon after 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.

MEETING CLOSE:

Mr. Wilson: There being no further items to be presented to the Board, I Move to close the Meeting at 9:18 pm; Seconded (Johnson); All in favor; Motion carried.

TSB:jcd

TOWN OF WALLKILL ZONING BOARD OF APPEAL

DECISION SHEET

DECEMBER 14, 2009

Sohan Lal Request for a variance of 249-26 D:  
1. side yard  
2. signage  
Property located at 28 Carpenter Avenue  
(74-9-2)  
Designated HC.

Continue: January 11, 2009

Jerry and Gina Cardona Request for a variance of 249-19(D)  
Lot 1:  
1. lot width from 200ft to 152ft  
2. front yard from 200ft to 140ft  
3. side yard from 40ft to 30ft  
Lot 2:  
1. lot width from 200ft to 162ft  
2. front yard from 200 ft to 139 ft  
Property located at 290 Mt Joy Road  
(60-1-118)  
Designated RA

DECISION: Variances granted subject to,  
No further variances being granted to these lots

LITE BRITE SIGNS, INC. Request for a variance of 249-11 (signage)  
1. sign to be place on rear of building  
Property located at 45 Turner Drive  
(40-1-71)  
Designated TC

DECISION: Variance granted

PRESIDENT CONTAINER, INC. Request for a variance of 249-77(D) (height)  
1. height from 35ft to 50ft for a silo  
Property located at 290 Ballard Road  
(60-1-120)  
Designated ENT-L

DECISION: Variance granted

SIX MONTH EXTENSIONS GRANTED:

Greenwood Realty Co./  
Richard Cappelluzzo:

Variance originally granted 1/12/09; extension 6/16/09:  
Request for a variance of 249-20(D)(1)

Lot area, width and frontage:

Area: Lot #1 from 1.5 acres to 0.49 acres  
Lot #2 from 1.5 acres to 0.47 acres  
Lot #3 from 1.5 acres to 0.45 acres  
Lot #4 from 1.5 acres to 0.43 acres  
Lot #5 from 1.5 acres to 0.77 acres  
Lot #6 from 1.5 acres to 0.82 acres

Lot width: Lot #1 from 150ft to 125.86 ft  
Lot #2 from 150ft to 106.0 ft  
Lot #3 from 150ft to 106.0 ft  
Lot #4 from 150ft to 106.0 ft  
Lot #5 from 150ft to 105.0 ft  
Lot #6 from 150ft to 105.0 ft

Lot frontage: Lot #1 from 150ft to 125.16 ft  
Lot #2 from 150ft to 106.0 ft  
Lot #3 from 150ft to 106.0 ft  
Lot #4 from 150ft to 106.0 ft  
Lot #5 from 150ft to 105.0 ft  
Lot #6 from 150ft to 105.01 ft

For construction of six (6) houses  
Property located at 582 and 588 Silver Lake Scotchtown Road  
(82-2-1.1) ( 81-2-1.2)  
Designated R-2

DECISION: Extension granted

John M. Gesztesi:

Granted 7/14/08, extensions 12/11/08 and 6/3/09:

Request for an area variance:

1. side yard from 20ft to 10ft
2. 2 side yards from 40ft to 20ft
3. lot area from 10,000 sq/ft to 7,500 sq/ft
4. lot width from 100ft to 50ft

Construction of a single family dwelling

Property located at 8 Fair Avenue  
(74-5-3)

Designated HC

DECISION: Extension granted

Joan L. Bartow, Living Trust and  
Arthur W. Bartow, Living Trust

Variance originally granted 7/09:

Request for a variance of 249-22 (area):

1. side yard from 20ft to 9.0ft;

Property located at 15 Woodlawn Avenue  
(74-2-6.1)

Designated R-1

DECISION: Extension granted

William & Nancy Keller, III

Variance granted 7/13/09:

Request for a variance of 249-19(D) (area)

1. front yard set back from 40ft to 20ft;

2. area from 3.0 acres to 2.0 acres;

3. pool be placed in front of the primary residence

Property located at 201 Reinhardt Road  
(62-1-33)

Designated RA.

DECISION: Variances granted, subject to,

Installation of a natural buffer (shrub) between the pool  
and the road to the height of the pool

DECISION: 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 11<sup>th</sup> day of January, 2010, at 7:30 pm or as soon thereafter as the matter can be heard on the application of:

Sohan Lal, 31 Ebert Road, Middletown, New York 10940 for a variance of 249-26-D (signage) and (side yard) for the property of Sohan Lal, 28 Carpenter Avenue, Middletown, New York. Property (74-9-2) located at 28 Carpenter Avenue, 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

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 11<sup>th</sup> day of January, 2010, at 7:30 pm or as soon thereafter as the matter can be heard on the application of:

Geert Tevwen, 85 Foster Road, Middletown, New York 10941 for a variance of 249-8 (accessory building location) for the property of Geert Tevwen, 85 Foster Road, Middletown, New York 10941. Property (44.1.2.221) located at 85 Foster Road, Middletown, New York and Designated R2.

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

Stanley Wilson  
Zoning Board of Appeals

TOWN OF WALLKILL  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE

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Sandra Franco, P.O. Box 4024, Middletown, New York 10941 for a variance of 249-26-A (use) for the property of Sandra Franco, P.O. 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

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Lisa M. Raneri and Charlaine B. Raneri, 11 Western Avenue, Middletown, New York 10940 for a variance of 249-22(D) (side/rear yards) for the property of Lisa M. Raneri and Charlaine B. Raneri, 11 Western Avenue, Middletown, New York 10940. Property (37-1-22) located at 11 Western Avenue, Middletown, New York and Designated R-1.

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

Stanley Wilson  
Zoning Board of Appeals

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Joseph Fini Homes, LLC, Six Farm Cross Way, Goshen, New York 10924 for a variance of 249-19-E(1) (area) for the property of Joseph Fini Homes, LLC., Six Farm Cross Way, Goshen, New York 10924. Property (61-1-44 and 61-1-3.11) located on Stony Ford Road and Stage Road, Middletown, New York and Designated RA-1.

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

Stanley Wilson  
Zoning Board of Appeals

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Stan Zamonsky (Pharr & Anderson Architects), 17 West Street, Goshen, New York, 10924 for a variance of 249-17(1)(E) (building height) for the property of W.B.S. Carbons, 15 Big Pond Road, Huguenot, New York 12746. Property (40-1-13.11) located at 146 Tower Drive, Middletown, New York and Designated ENT-L.

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

Stanley Wilson  
Zoning Board of Appeals

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PUBLIC HEARING NOTICE

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Joel Gorton, 1968 Greenville Turnpike, Port Jervis, New York 12791, for a variance of 249-19(D)(1) (frontage) for the property of Joel Gorton, 1968 Greenville Turnpike, Port Jervis, New York 12791. Property (7-1-44.11 and 44.12) 335 – 345 Sands Road, 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

TOWN OF WALLKILL  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE

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Auto Lovers, Inc. 51 Montgomery Street, Middletown, New York 10940 for a variance of 249-11(J)(5) (area for sign set back) for the property of 625 Rt 211 East, 51 Montgomery Street, Middletown, New York 10940. Property (41-1-64) located at 625 Rt 211 East, Middletown, New York and Designated TC.

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

Stanley Wilson  
Zoning Board of Appeals