

TOWN OF WALLKILL: ZONING BOARD OF APPEALS (ZBA)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Wallkill, New York on Monday, December 14, 2020 at 7:30 p.m., or as soon thereafter as can be heard on said date.

Due to public health and safety concerns related to the COVID-19 Pandemic, the ZBA will conduct a LIMITED in person meeting AND a virtual meeting at the same time. In accordance with the Governor's Executive Order 202.1 and subsequent orders extending and modifying the same, the December 14, 2020 ZBA public hearing will be held: (1) with limited in-person ability to attend the meeting at Town Hall located at 99 Tower Drive, Middletown, New York, 10941, and (2) remotely via video conferencing and telephone conference call. In both cases a transcript will be available at a later date and the public WILL have the opportunity to hear the meeting live and provide comments at the same time.

Thus, the ZBA board members, staff and the public have the option to participate electronically and remotely; or via in-person so long as the meeting can be safely held. If participating through a web-based video conferencing tool (or via telephone), you may access the meeting by joining the following link: <https://us02web.zoom.us/j/81946452233> and by utilizing the meeting credentials: Meeting ID: 819 4645 2233 and Passcode: 728456. Interested members of the public can also listen by calling the following telephone number: 1 (301) 715-8592 or 1 (929) 205-6099 and by utilizing the meeting credentials: Meeting ID: 819 4645 2233 and Passcode: 728456.

If you plan on attending in-person, given the meeting room capacity restrictions and social distancing requirements as mandated by the State of New York, in-person attendance will be permitted on a first come, first serve, basis. Once room capacity is reached, members of the public who are denied entry to the meeting room will still be able to join and participate in the public hearing remotely as per the instructions listed above.

The ZBA application to be heard is by John Falvella as applicant (and Hasbrouck Farm, LLC as owners), for variances from §249-19.D of the Town's Zoning Code (the "Code") to allow the conversion and expansion of an existing building to house a two-family dwelling (as well as a tourist home) subject to the following variances: (1) having a lot size of only 0.521 acres, when the Code requires 2 acres, (2) having a lot width and lot frontage of 92.2 ft., when the Code requires 200ft, (3) having a lot depth of 239 ft., when the Code requires 300 ft, and (4) having multiple front yard setbacks of 5.6 ft, 10.0 ft and 18 ft, when the Code requires 60 ft. The applicant also seeks a variance from §249-32.B to allow enlargement of a non-conforming building of 29.2%, when the Code limits such expansion to only 15%. The property is situated at Section 24, Block 1, Lot 17.32 in the Town of Wallkill with an address of 375 Blumel Road and 1577 Goshen Tpke. and is located in the Suburban Residential (R-2) Zoning District.

The Zoning Board of Appeals will consider all verbal and/or written statements from all persons interested in the proposed variance in the various manners described above. The Zoning Board of Appeals will also consider such further relief as it finds necessary. Copies of the application, Environmental Assessment Form, plans and any other information submitted in support of it are available via the Town's website, and by contacting the ZBA Clerk at zbmb@townofwallkill.com or 845-692-7800 ext. 141.

BY ORDER OF
THE ZONING BOARD OF APPEALS
TOWN OF WALLKILL
ROGER deROZIERE, CHAIRPERSON