

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, July 12, 2021 at 7:30 p.m., or as soon thereafter as can be heard on said date. The public hearing will take place at the Town Hall located at 99 Tower Drive, Middletown, New York, 10941.

The ZBA will conduct in person meeting BUT will also allow members of the public to participate remotely via video conferencing and telephone conference call. Thus, members of the public WILL have the option to remotely hear the meeting live and provide comments at the same time.

If participating through a web-based video conferencing tool, 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. If by telephone, call the following telephone number: 1 (301) 715-8592 or 1 (929) 205-6099 and utilize the meeting credentials: Meeting ID: 819 4645 2233 and Passcode: 728456.

The ZBA application to be heard is that of Verizon Wireless of the East, LLP (the “Applicant”), in connection with variances from Chapter 221 of the Town’s Code (the “Code”) to allow the construction of a 62.3 ft. wireless telecommunications tower, within a 16 ft. x. 21.5 ft. fenced compound where §221-7-A(1) requires these towers to have setbacks from any adjacent property of at least the height of the tower, plus (fifty) 50 feet, and requires all towers to be located at least one thousand (1,000) feet from any residential dwelling. The Applicant requires variances for a proposed tower side yard setback of eighty (80) feet, where the Code requires 112.3 feet, a proposed tower rear yard setback of fifty-eight (58) feet, where Code requires 112.3 feet; and proposed residential dwelling setbacks of 993 feet, 767 feet, 973 feet, 878 feet, and 995 feet when the code requires one thousand (1,000) feet. The property is situated at Section 7, Block 2, Lot 21.31 in the Town of Wallkill with an address of (no number) Route 302 and is located in the R2 (Suburban Residential) 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, Missy Sosler, by telephone or e-mail.

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