

TOWN OF WALLKILL  
ZONING BOARD OF APPEALS

**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, September 12, 2022, 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. It will cover the application of 375 Hasbrouck, LLC for an area variance from § 249-20 of the Town's Zoning Code (the "Code") to allow for the construction of a two-unit lodging house with a lot area of 11,474 sq. ft. when the code requires a minimum lot area of 1.5 acres, a lot dept of 76.8 ft. when the Code requires 200 ft., and a front yard setback of 26.5 ft. when the Code requires 35 ft. The Applicant is also requesting a variance from § 249-8.1(c) of the Code to allow for construction of structure within 20.5 ft. of the property line of a cemetery, when the Code prohibits structures from being built within 100 ft. The property is situated at Section 24, Block 1, Lot 17.321 in the Town of Wallkill with an address of 375 Blumel Road 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 at the above time and place. 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 for review, during normal business hours, at the Planning and Zoning Department located at Town Hall.

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