

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 Richard Cappelluzzo, for area variances from § 249-20(D)(1) of the Town's Zoning Code (the "Code") to allow for the creation of a six-lot single-family residential subdivision as follows:

Lot 1: A lot area of .49 acres, when the Code requires 1.5 acres, a lot width of 125 ft., when the Code requires 150 ft., and a lot frontage of 125 feet, when the Code requires 150 ft.

Lot 2: A lot area of .47 acres, when the Code requires 1.5 acres, a lot width of 106 ft., when the Code requires 150 ft., a lot frontage of 106 feet, when the Code requires 150 ft., and a lot depth of 192 ft. when the Code requires 200 ft.

Lot 3: A lot area of .45 acres, when the Code requires 1.5 acres, a lot width of 106 ft., when the Code requires 150 ft., a lot frontage of 106 feet, when the Code requires 150 ft., and a lot depth of 185 ft. when the Code Requires 200 ft.

Lot 4: A lot area of .43 acres, when the Code requires 1.5 acres, a lot width of 106 ft., when the Code requires 150 ft., a lot frontage of 106 feet, when the Code requires 150 ft., and a lot depth of 178 ft. when the Code requires 200 ft.

Lot 5: A lot area of .77 acres, when the Code requires 1.5 acres, a lot width of 105 ft., when the Code requires 150 ft., and a lot frontage of 105 feet, when the Code requires 150 ft.

Lot 6: A lot area of .82 acres, when the Code requires 1.5 acres, a lot width of 105 ft., when the Code requires 150 ft., and a lot frontage of 105 feet, when the Code requires 150 ft.

The property is situated at Section 81, Block 2, Lots 81.1 & 81.2 in the Town of Wallkill with an address of 582-588 Silverlake Road, Scotchtown and is located in the R-2 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