

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, August 14, 2023, 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 D.J. Anderson as applicant and C. Anderson, Inc. as property owner, for the following variances from the Town's Zoning Code (the "Code"): **(1)** an area variance from §249-39.1(L)(4) to allow for the outdoor storage of fifty (50) vehicles when the Code permits only ten (10), **(2)** a use variance to allow for the establishment and expansion of a preexisting motor vehicle repair garage and service shop when such uses are not permitted in the Highway Commercial District, and **(3)** a use variance to allow for a towing operation/business when such use is not permitted in the Highway Commercial District.

The applicant is also seeking a use variance from §249-26, to allow for the construction of a vehicle storage building/warehouse, when such a use is not permitted.

In addition, because the applicant wishing to expand a nonconforming use, the applicant is seeking the following area variances from §249-26(E), to continue using a preexisting, non-conforming structure: **(1)** a front yard setback of 23.9 ft., when the Code requires 35 ft., **(2)** a side yard setback of 9.4 ft., when the Code requires 20 ft., and **(3)** a rear yard setback of 10.1 ft., when the Code requires 40 ft.

The property is situated at Section 49, Block 1, Lots 53, 54 & 55 in the Town of Wallkill with an address of 343 Route 211 W, Middletown, and is located in the HC Highway Commercial Zoning 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 de ROZIERE, CHAIRMAN