

**ALFRED A. CAPPELLI, JR.
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1136 ROUTE 9
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October 22, 2020

RJ Smith
Rand Commercial and
Better Homes and Gardens Rand Realty
55 Main St.
Pine Bush, NY 12566

Re: Hasbrouck House

RJ,

Attached please find a revised application for the Hasbrouck House for a home. As part of the packet are the following:

1. Area Variance Application for the still needed area variances req'd.
2. Revised Short Environmental Assessment Form
3. Project Narrative
4. Revised Site Plan
5. Related area maps, location maps, and other data to complete the ZBA application

Please review and if there is nothing else that is needed, you may file with the ZBA to be on their next available agenda.

There may be signatures needed as well as updated fees.

Very truly yours,



Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.

REVISED APPLICATION TO THE ZONING BOARD OF APPEALS
FOR A MULTI-FAMILY USE
FOR PROPERTY LOCATED
AT THE INTERSECTION OF
BLUMEL ROAD & GOSHEN TURNPIKE
T/O WALLKILL
ORANGE COUNTY, NY

TM #24-1-17.32

JOHN FALVELLA: APPLICANT

PREPARED BY:
ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY
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October 21, 2020

Hasbrouck House
ZBA Application

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2. List of Area Variances Required
3. Short form EAF
4. Project Narrative
5. Area Map
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Zoning Board Application

APPEAL # _____

1	Application Date	AUGUST 31, 2020
2	Applicant(s) Name	JOHN FALVELLA
3	Address	47 UNION SCHOOL ROAD, Montgomery
4	Phone Number	(845) 629-1702
5	Email Address	JOHN.FALVELLA@LIVE.COM
6	Property Owners Name	ROBERT FREEHILL
7	Property Address	
8	Phone Number	384-8508
9	Email Address	RFREEHILL@HVC.RR.COM
10	Date owner acquired the property	UNDER CONTRACT
11	Tax Map Location (Section-Block-Lot)	24-1-17.32
12	Street Address	375 BLUMEL ROAD # 1577 GOSHEN TPKE.
13	Zoning District (circle one)	RA / RA-1 / R1 (R2) R-AH / RM-B / NC / TC / OR / HC / ENT-L / ENT
14	Lot Size and Acreage	0.521 AC
15	Soil Type described in Town Code	MDB - HARDIN GRAVELLY SILT
16	Application fee	(Check or Cash) Amount-\$ _____

Appeal Request:

Any Appeal is made or requested by the applicant for the following:

Interpretation of the Zoning Law

Commercial Variance

Use Variance

Sign Variance

Area Variance

Residential (Decks, Shed, Pool, Addition, Accessory bldg. /structure) (New Structure)

Accessory building larger than 28ft x 28ft

Other:

Front / Side / Rear / Yard setback from 35 to 10 Section 249 - 20(0)(1)

Front / Side / Rear / Yard setback from _____ to _____ Section _____

Front / Side / Rear / Yard setback from _____ to _____ Section _____

Front / Side / Rear / Yard setback from _____ to _____ Section _____

Lot area from _____ to _____ Section _____

State reason and purpose for Request:

Additional Area Variances required per attached list in addition to a use variance for a multi-family use to be allowed in a single family zone

Applicant must print and submit Environmental Assessment Form. This form must be filled out by going to the following link and following the steps given: www.dec.ny.gov/safmapper

Has this proposal appeared before the Planning Board? YES NO

Property taxes up to date with the Town of Wallkill? YES NO

Property owner must have their signature notarized on this application:

Owners Signature: [Signature]

Notary Public: [Signature]

Sworn to before me this date: May 27, 2022

Applicant same as owner

State of New York
County of Orange

Building Inspector signature: _____

Date: _____

REBECCA LYNN VANCE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01VA6304263
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES MAY 27, 2022

APPLICANT DISCLOSURE FORM - ORANGE COUNTY, NY REVIEW UNDER SECTION 239-M OF GENERAL MUNICIPAL LAW

The following is information relative to the below named project which is presently pending before the _____
(City/Town/Village) of WALKILL (Planning/Zoning/City/Town/Village) Planning Board.

Title of Project: Hasbrouck Farms LLC, and Zoning, JOHN FALWELLA

Municipality: Town/Village/City of WALKILL

(underline one of above)

Nature of Owner or Owners (LLC, Corporation, Partnership, Joint Venture, natural person, professional corporation or other type of business entity or combination of the above):
LLC

The names of the Members, Officers, Shareholders, Directors, Beneficial Owners owning at least five percent of the Stock or Membership or Partnership Interest or Beneficial interest in the project are:

- Marlene Freehill
- Robert Freehill

Hasbrouck House
Blumel Road & Goshen Turnpike (Revised August 31, 2020)

List of Area Variances Required:

1. Yard setbacks
249-20(D)(1)
Min. frontage req'd.: 35 ft.
Proposed: 10'-0" setback

2. Expansion of undersized lot
249-20(D)(1)
Req'd.: 1.5 acres
Provided: 0.521 acres

3. Expansion of building beyond 15%
249-328
Req'd.: Max. 15% of 2,317 sf = 347 sf
Provided: 677 sf addition – 29.2%

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: HASBROUCK HOUSE			
Project Location (describe, and attach a location map): CORNER OF BLUMEL ROAD AND GOSHEN TURNPIKE, TOWN OF WALLKILL, ORANGE COUNTY			
Brief Description of Proposed Action: CONVERSION OF A SINGLE FAMILY DWELLING INTO A FOUR FAMILY DWELLING			
Name of Applicant or Sponsor: ALFRED CAPPELLI, JR., ARCHITECT FOR JOHN FALVELLA		Telephone: (845) 632-6500	
Address: 1136 ROUTE 9		E-Mail: ACAPPE2102@AOL.COM	
City/PO: WAPPINGERS FALLS		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN ZBA for VARIANCES, pLANNING BOARD FOR SITE PLA, BUILDING DEPT. FOR BLDG. PERMIT & C.O.			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.521 acres 0.2 acres 0.521 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies:		NO	YES	
INSULATING EXISTING BUILDING, WATER SAVING PLUMBING FIXTURES, LED LIGHTING		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

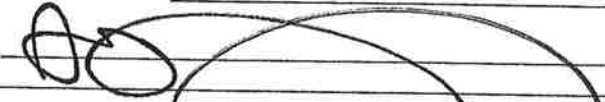
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ON SITE STORM WATER RETENTION		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: ALFRED CAPPELLI, JR., ARCHITECT Date: AUGUST, 29, 2020

Signature:  Title: project architect

Project Narrative

1. Project Location:

The existing site for which this application is for is located at the northwest corner of the intersection of Blumel Road & Goshen Turnpike and is also bounded by Alvaran Lane. The Tax ID is: Section 24, Block 1, Lot 17.32.

2. Applicant:

The applicant and contract vendee of the property is John Falvella, 47 Union School Road, Montgomery, NY, a local contractor who also owns many properties such as these.

3. Existing Conditions:

The site is a 0.521 acre parcel which has on it a historic home, two story, with a colonnade façade, a little over 1,000 sf per floor, which is in disrepair and has not been occupied for many years. There is also on the property a large (24' x 90') barn.

4. Zoning:

The zoning of the property is R-2, Suburban Residential.

5. Project Description:

The existing building, along with a proposed addition, will be converted into a multi-residential dwelling, two permanent residential apartments on the 2nd floor and two transient units on the 1st floor. Access to the units will be from the rear.

The front exterior façade facing the main intersection will remain as it is Architecturally as a ceremonial, historic presence to the neighborhood and not be used for ingress given its close proximity to the front property line (5.6').

The rear addition will be Architecturally in keeping with the character of the existing house.

The existing property has been on the market for some time as it appears the cost to renovate the single family use, coupled with its proximity and closeness to this major intersection and thoroughfare, renders it a tough sell to anyone wanting to raise a family at that location.

The applicant's intent to make the property a viable investment is to convert the building to multi-residential.

The highly residential area, along with the fact that it is a crossroads location, is well suited for that use.

6. Other Improvements:

Along with the renovations and addition to the existing building, the owner intends to add the requisite parking to allow for the use.

The driveway on to Goshen turnpike will be eliminated. The exiting driveway on Alvaran will remain, but be modified for safer egress and ingress.

It is our intent to connect and/or upgrade the utility services for central water, central sewer, as well as gas and electric.

The existing barn will be unused at this time with the possible exception of Mr. Falvella as a contractor, utilizing the barn for some of his storage.

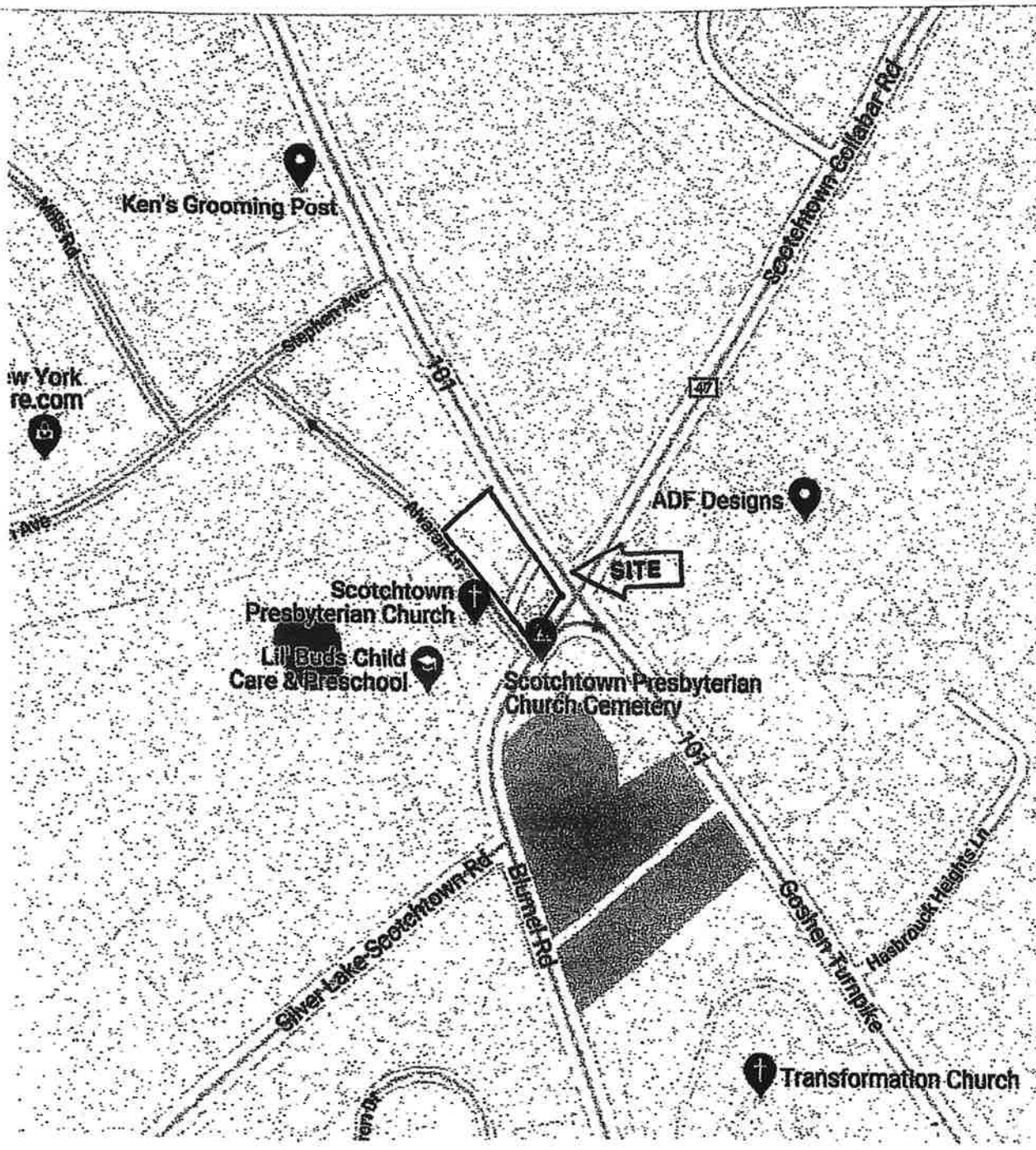
7. Zoning Variances Required:

Given the fact that the existing house is so close to the roads and being bounded by three roads, all frontages defined by code, that there may be front yard setback issues with not only the existing building (extending a non-conforming), but also the distance for our addition to the property lines, although we are not projecting further into the setback than what already exists.

The undersized nature of the lot may be another variance necessary for this to move forward as well as the percentage of the size of the proposed addition.

8. Conclusion:

It is the applicant's opinion to make this property economically viable and restore the building to its original grandeur, that much more than a single-family home must be made of this property and site.,



Ken's Grooming Post

New York
re.com

ADF Designs

SITE

Scotchtown
Presbyterian Church

Lil Buds Child
Care & Preschool

Scotchtown Presbyterian
Church Cemetery

Transformation Church

Silver Lake Scotchtown Rd

Blumel Rd

Goshen Turnpike

Hashtrout Heights Ln

Scotchtown Gollisbar Rd

Mills Rd

Stephen Ave

107

147

Alvan Ave

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

MARLENE K. FREEHILL being duly sworn, deposes and
says that he/she resides at 12 DUDLEY LANE, HOWELLS NY 10932
in the County of ORANGE and State of NEW YORK and that he is the
owner in fee or MANAGING MEMBER of the _____
LIMITED LIABILITY CORPORATION which is the owner
in fee of the premises described in the foregoing application and that he has authorized
John Favella to make the foregoing application for
approval as described herein.

Sworn before me this 12th day of APRIL 2020

[Signature]
NOTARY PUBLIC
JOHN GOLDSMITH
Notary Public, State of New York
No. 4999284
Qualified in Orange County
Commission Expires July 20, 2022

[Signature]
OWNERS SIGNATURE