

Zoning Board Application

APPEAL # 2-2021-002

1	Application Date	1/27/21
2	Applicant(s) Name	JOHN RAZZANO
3	Address	32 Stillwater Dr. Slate Hill NY 10973
4	Phone Number	914-443-7292
5	Email Address	JRAZZ06@yahoo.com
6	Property Owners Name	SAME
7	Property Address	SAME
8	Phone Number	SAME
9	Email Address	SAME
10	Date owner acquired the property	1/25/2005
11	Tax Map Location (Section-Block-Lot)	14-1-71
12	Street Address	390 FAIROAKS RD.
13	Zoning District (circle one)	RA / RA-1/ R1/ <u>R2</u> R-AH/ RM-B/ NC/ TC/ OR/ HC/ ENT-L/ ENT
14	Lot Size and Acreage	274' wide x 230' deep 1.44 Acres
15	Soil Type described in Town Code	
16	Application fee	(Check or Cash) Amount-\$ 550 ⁰⁰

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 _____ to _____ Section _____

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:

Requesting lot size variance from 3 acres
to 1.44

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/eafmapper

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: Joan Sosler

Sworn to before me this date: 1/27/21

State of New York

County of Orange

Applicant same as owner

Building Inspector signature: [Signature]

Date: 1/28/2021

JOAN M SOSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01800184594
Qualified in Orange County
My Commission Expires 10-23-2022

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 _____ (Planning/Zoning) City/Town/Village) _____ Board.

Title of Project: 390 FAIR OAKS RD

Municipality: Town/Village/City of WALL KILL

(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):

John Razzano

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:

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			
390 Fair Oaks Rd. 14-1-71 John Razzano / Owner /applicant			
Name of Action or Project: 390 Fair Oaks Rd Lot Area Variance			
Project Location (describe, and attach a location map): 390 Fair Oaks Rd. Walkill NY 14-1-71			
Brief Description of Proposed Action: Lot area variance			
Name of Applicant or Sponsor: John Razzano		Telephone: 914-443-7292	
		E-Mail: Jrzz06@yahoo.com	
Address: 32 Stillwater Dr.			
City/PO: Slate Hill		State: NY	Zip Code: 10973
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 checked="" type="checkbox"/>
			YES <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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.44 acres	
b. Total acreage to be physically disturbed?		.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.44 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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			

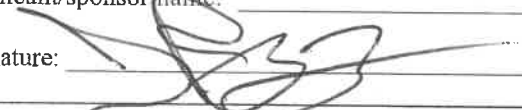
		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<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: _____ Drilled well		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ Septic system		<input checked="" type="checkbox"/>	<input 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 checked="" 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: John Razzano	Date:	1/26/2021
Signature: 	Title: owner/ applicant	

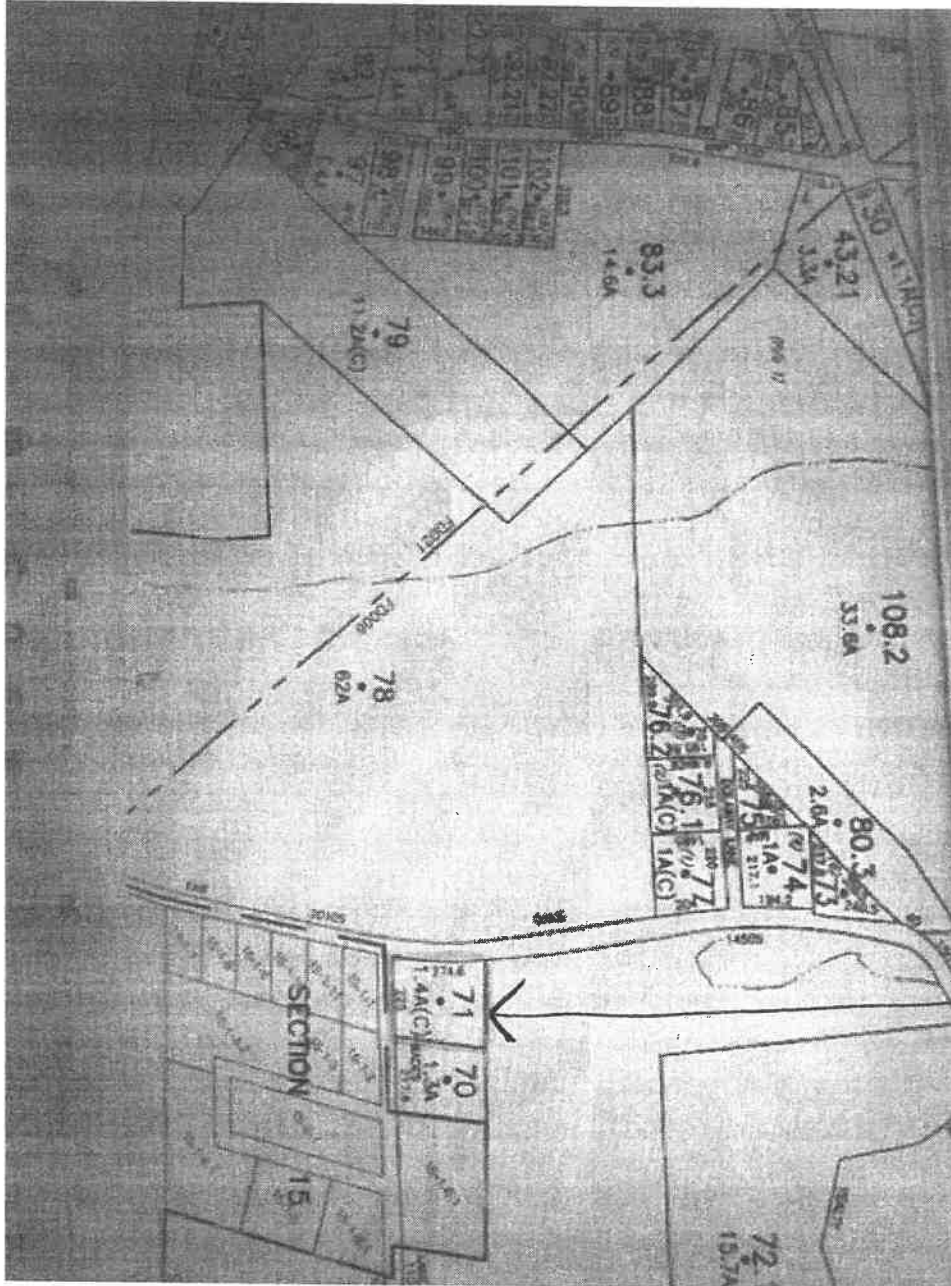
390 Fair Oaks Rd. 14-1-71, 1.44 acres Razzano

1. Purchased Property 1/2005 for :	\$58,000.
2. Invested over \$15,000. for Lot clearing, Engineering, Site plan, Septic curtain drain, Driveway Culvert, House Plans 1/05-4/10	\$15,000.+
3. Applied for Wallkill Building Permit 4/9/10 Check # 10114	\$1,233.20
4. Invested additional \$8,000. +in 2020 for New Engineering, New Site plan, Septic approval from Town, New house plans	\$8,000.+
5. Applied for 2nd time Wallkill building Permit 12/3/20 Check # 385	\$1,631.
6. Paid over \$9,000. real estate taxes from 1/2005- 1/2021	\$9,800.
7. ZBA application costs	\$700.+
Total investment from 1/2005 - 1/2021	<hr/> \$94,364.+

390 FAIR OAK RD 14-1-71

1.44 ACRES

RAZZANO



PROPERTY