

Zoning Board Application

APPEAL # 2-2021-005

1	Application Date	2-22-21
2	Applicant(s) Name	SZILARD DIBBLE
3	Address	61 ANTHONY ST, MIDDLETOWN, NY 10940
4	Phone Number	914-443-3485
5	Email Address	SZI.SYSTEM.INFO@GMAIL.COM
6	Property Owners Name	SZILARD DIBBLE
7	Property Address	58 ANTHONY ST, MIDDLETOWN, NY 10940
8	Phone Number	914-443-3485
9	Email Address	SZI.SYSTEM.INFO@GMAIL.COM
10	Date owner acquired the property	JULY 30, 2019
11	Tax Map Location (Section-Block-Lot)	75-12-22
12	Street Address	58 ANTHONY ST, MIDDLETOWN, NY 10940
13	Zoning District (circle one)	RA / RA-1 <u>(RI)</u> R2/ R-AH/ RM-B/ NC/ TC/ OR/ HC/ ENT-L/ ENT
14	Lot Size and Acreage	18,750 Sq Ft - 0.430 Acres
15	Soil Type described in Town Code	GROUP IV
16	Application fee	(Check or Cash) Amount-\$ <u>550.00</u>

**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 \_\_\_\_\_

**LOT WIDTH** Front / Side / Rear / Yard setback from 100 to 75 Section 249-22-D-1

**LOT FRONTAGE** Front / Side / Rear / Yard setback from 100 to 75 Section 249-22-D-1

Lot area from 18,750 SF to 9,375 SF Section 249-22-D-1

**State reason and purpose for Request:**

Applicant is seeking to subdivide this parcel into two building lots. Single-family dwellings are being proposed for each lot.

The proposed area and dimensions of each lot are reasonable in regards to the sizes of surrounding parcels.

The proposed single family dwellings are consistent with the character of the neighborhood.

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](http://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: *[Signature]*

Sworn to before me this date: 02/25/21

Applicant same as owner

State of New York  
County of Orange

Building Inspector signature: *[Signature]*

Date: 2/26/21

BREEAUNNA SHANICE RODRIGUEZ  
Notary Public - State of New York  
NO. 01RO6391665  
Qualified in Orange County  
My Commission Expires May 13, 2023

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 Town (City/Town/Village) of Wallkill (Planning/Zoning/City/Town/Village) Zoning Board.

Title of Project: Dibble Subdivision

Municipality: Town/Village/City of Wallkill

(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):

Szilard Dibble

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

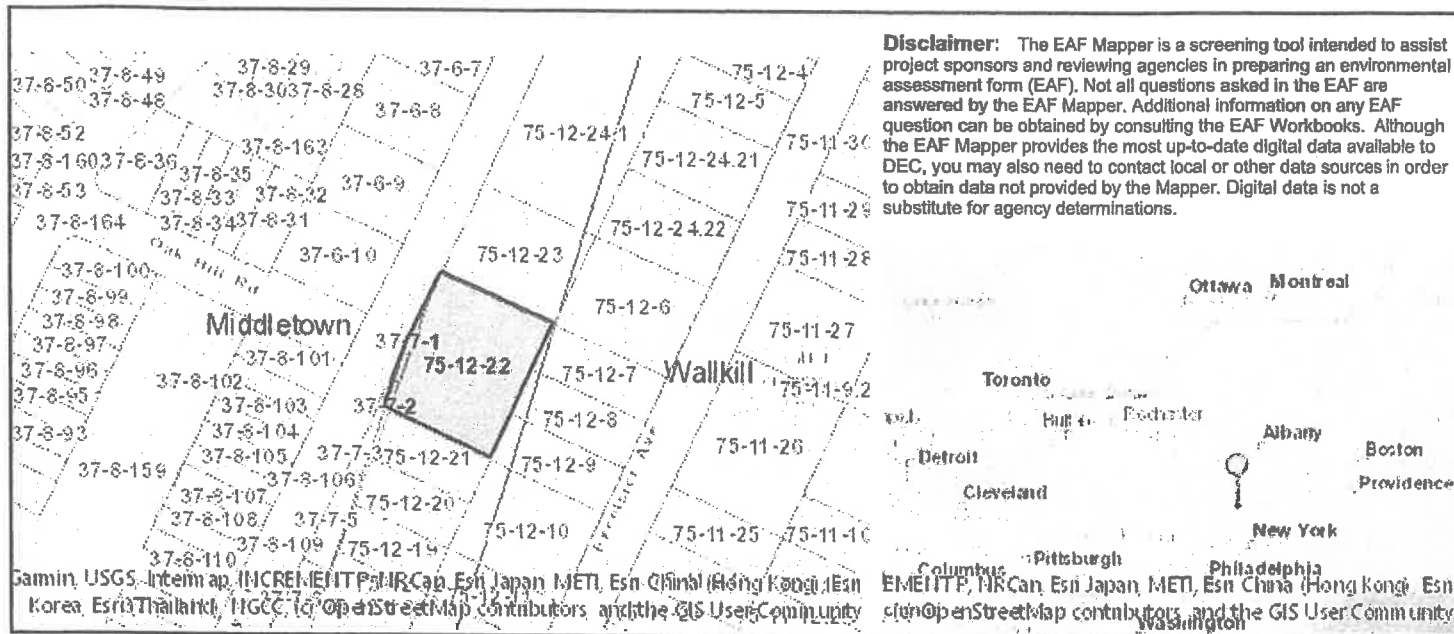
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>				
SZILARD DIBBLE				
Name of Action or Project: DIBBLE SUBDIVISION				
Project Location (describe, and attach a location map): 58 ANTHONY STREET, MIDDLETOWN, NY - SEE ATTACHED TAX MAP				
Brief Description of Proposed Action:  CURRENT PARCEL IS 150' x 125', 18,750 SQ FT, LOCATED AT 58 ANTHONY STREET, TAX PARCEL 75-12-22. THE PROPOSED PROJECT IS TO CREATE TWO PARCELS, EACH BEING 75' x 125', 9,375 SQ FT, WITH A TWO FAMILY DWELLING LOCATED ON EACH LOT. EACH PARCEL WILL BE SERVICED BY MUNICIPAL WATER AND SEWER. OFF STREET PARKING WILL BE PROVIDED FOR ALL UNITS. EACH UNIT WILL CONTAIN APPROXIMATELY 1900 SQ FT OF LIVABLE AREA AND A TWO CAR GARAGE.				
Name of Applicant or Sponsor: SZILARD DIBBLE		Telephone: 914-443-3485 E-Mail: SZI.SYSTEM.INFO@GMAIL.COM		
Address: 61 ANTHONY STREET				
City/PO: MIDDLETOWN		State: NY	Zip Code: 10940	
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"/>	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?		0.430 acres		
b. Total acreage to be physically disturbed?		0.210 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.430 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?  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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

