

TOWN OF WALLKILL
ZONING BOARD OF APPEALS (ZBA)

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, October 19, 2020 at 7:30 p.m., or as soon thereafter as can be heard on said date.

Due to public health and safety concerns related to the COVID-19 Pandemic, the ZBA will conduct a LIMITED in person meeting AND a virtual meeting at the same time. In accordance with the Governor's Executive Order 202.1 and 202.15 and subsequent orders extending and modifying the same, the October 19, 2020 ZBA public hearing will be held: (1) with limited in-person ability to attend the meeting at Town Hall located at 99 Tower Drive, Middletown, New York, 10941, and (2) remotely via video conferencing and telephone conference call. In both cases a transcript will be available at a later date and the public WILL have the opportunity to hear the meeting live and provide comments at the same time.

Thus, the ZBA board members, staff and the public have the option to participate electronically and remotely; or via in-person so long as the meeting can be safely held. If participating through a web-based video conferencing tool (or via telephone) please contact the ZBA Clerk by telephone at (845) 692-7800 ext. 141 or e-mail at zbmb@townofwallkill.com. Upon receipt of a request to join the ZBA's October 19, 2020 meeting, an invitation will be sent to your e-mail with instructions for virtually accessing and participating in the meeting. If you plan on attending in-person, given the capacity restrictions and social distancing requirements, please contact the ZBA Clerk to register for an in-person spot and to receive instructions on attending the same.

The ZBA application to be heard is Shloime Rabinovich – Fair Oaks Blauvelt LLC- in connection with a proposed conversion of an existing bungalow colony into an overnight camp for children. First, the ZBA must render an interpretation on whether the proposed use of the subject property constitutes a “camp” as defined in the Town's Zoning Code (the “Code”). If the proposed use is deemed a “camp”, then the applicant seeks multiple variances from §249-239 of the Code, as follows: (1) proposed lot size of 29.3 acres, when the Code's requirement for camps is a minimum of 100 acres, (2) proposed front yard setback of 25.4 ft, when the Code requires 100 ft, (3) proposed side yard setback of 18.7 ft, when the code requires 100 ft, (4) a proposed rear yard setback of 55.8 ft when the Code requires 100 ft, (5) a proposed camp site ratio of 0.45. acres per camp site when the Code requires 1.33 acres per camp site; and (6) a proposed non-camp residential building ratio of 1.13% of the site, when the Code requires a ratio of 0.5%. The property is situated at Section 3, Block 1, Lot 49.1 in the Town of Wallkill with an address of 310 Shawangunk and is located in the RA (Rural Agricultural) District.

The Zoning Board of Appeals will consider all verbal and/or written statements from all persons interested in the proposed variance in the various manners described above. 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 via the Town's website, and by contacting the ZBA Clerk at the above telephone number or e-mail address.

BY ORDER OF
THE ZONING BOARD OF APPEALS

TOWN OF WALLKILL
ROGER deROZIERE, CHAIRPERSON