

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, December 14, 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 NOT be meeting in person. In accordance with the Governor's Executive Order 202.1 and subsequent orders extending and modifying the same, the December 14, 2020 public hearing will be held remotely via video conferencing and telephone conference call. A transcript will be available at a later date. The public WILL have the opportunity to hear the meeting live and provide comments at the same time.

ZBA members, staff and the public may access the meeting by joining the following link: <https://us02web.zoom.us/j/81946452233> and by utilizing the meeting credentials: Meeting ID: 819 4645 2233 and Passcode: 728456. ZBA members, staff and the public can also listen by calling the following telephone number: 1 (301) 715-8592 or 1 (929) 205-6099 and by utilizing the meeting credentials: Meeting ID: 819 4645 2233 and Passcode: 728456.

The ZBA application to be heard is by John Falvella as applicant (and Hasbrouck Farm, LLC as owners), for variances from §249-19.D of the Town's Zoning Code (the "Code") to allow the conversion and expansion of an existing building to house a two-family dwelling (as well as a tourist home) subject to the following variances: (1) having a lot size of only 0.521 acres, when the Code requires 2 acres, (2) having a lot width and lot frontage of 92.2 ft., when the Code requires 200ft, (3) having a lot depth of 239 ft., when the Code requires 300 ft, and (4) having multiple front yard setbacks of 5.6 ft, 10.0 ft and 18 ft, when the Code requires 60 ft. The applicant also seeks a variance from §249-32.B to allow enlargement of a non-conforming building by 29.2%, when the Code limits such expansion to only 15%. The property is situated at Section 24, Block 1, Lot 17.32 in the Town of Wallkill with an address of 375 Blumel Road and 1577 Goshen Tpke. and is located in the Suburban Residential (R-2) Zoning 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 [zbmb@townofwallkill.com](mailto:zbmb@townofwallkill.com) or 845-692-7800 ext. 141.

BY ORDER OF  
THE ZONING BOARD OF APPEALS  
TOWN OF WALLKILL  
ROGER deROZIERE, CHAIRPERSON