

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 Joseph Martinez, for a variances from §249-22.D of the Town's Zoning Code (the "Code") to allow the tear down and construction of a replacement single-family dwelling subject to the following variances: (1) having a lot size of only 6,250 sq. ft. when the Code requires 18,750 sq. ft., (2) having two side yard setbacks of 10 ft, when the Code requires 20ft, (3) having a 20 ft total side yard setback for both sides, when the Code requires 40 ft, and (4) having a front yard setback of 20 ft, when the Code requires 35 ft. The property is situated at Section 76, Block 7, Lot 20 in the Town of Wallkill with an address of 153 Ridgewood Avenue and is located in the Medium Density Residential (R-1) 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 or 845-692-7800 ext. 141.

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