

VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA
Tuesday, December 7, 2021
7:30 PM – VIA ZOOM

Join Zoom Meeting

<https://us06web.zoom.us/j/88099510122?pwd=RGNNWFpCOGtmQXdOanduNjBDSVo5Zz09>

Meeting ID: 880 9951 0122

Passcode: 737086

One tap mobile

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
5. **PUBLIC HEARING** on the application of **Yeshiva Eitz Chaim/Skill Building Center** which is proposing a new school building subject to a special use permit requiring variances from the Village of Airmont's Zoning Code from the following:
 - Chapter 210 Attachment 4, Table 1 requires that schools of general or religious instruction have a 400' lot width. The required dimension is 400 ft. and the proposed is 248.3 ft (existing condition). Post merger of three lots the site will be irregularly shaped and will have two front lot lines one of which will exceed the required 400 ft and the other which will be less than 400 ft and is an existing condition.
 - Article VI Section 210-45 (A) which states that not more than three accessory buildings and/or structures shall be permitted on a lot in a residential district. The applicant seeks 4 accessory structures (barn, storage shed, caretaker's residence & fenced in pool) to remain, the tennis court to partially to remain and three other accessories' (a pool house, pool shed and gazebo) to also remain or be demolished as determined by the Zoning Board of Appeals.

The property is located on north side of Hillside Avenue approximately zero (0) feet east of Oratam Road. The lot is designated as Section 62.13, Block 1 and Lots 31,35 and 36 on the Town of Ramapo Tax Map. The property is located in the RR-50 zoning district and is comprised of 11.5 acres. The street address is 99 Oratam Road, 98 & 100 Hillside Avenue Airmont, NY 10952.
6. **CONTINUED PUBLIC HEARING** on the Application of owner **Israel Wiesenfeld** for a variance from Article 5 Section 210-15 Table 2: R-40 of Airmont's Zoning Code for developmental coverage with a required bulk dimension of 20% and a proposed bulk dimension of 37%, for a single-family residence to build a spa house accessory structure. The property is located on the west side of Church Road approximately 390 feet north of Smith Hill Road. The lot is designated as Section 61.07, Block 2 and Lot 17 on the Town of Ramapo Tax Map. The property is located in the R-40 zoning district and is comprised of 1.36 acres. The street address is 42 Church Road Airmont, NY 10952
7. **APPLICATION TO BE ADJOURNED AND RE-NOTICED ON THE PUBLIC HEARING** for the application of owner **Isaac Grunfeld** for variances from Airmont's Zoning Code - Article 3 Section 210 Table 5: R-15. Since the property is non-conforming the R-15 bulk table is utilized although the property is located in the R-40 zone. Variances are being sought for front setback: 35 ft. required with 31.2 ft proposed and front yard: 35 ft required with 23.9 proposed to build a foyer into an existing single-family residence. The applicant is also seeking an appeal from the Building Inspector's determination that this request is in violation of Article 8 Section 210-133A which states that construction is only permitted if it does not extend a non-conforming use. The applicant is seeking to appeal this determination and apply for the above listed variances. The property is located on the west side of Overbrook Drive approximately 20 feet North of Twin Lakes Drive. The lot is designated as Section 62.05, Block 2 and Lot 53 on the Town of Ramapo Tax Map. The property is located in the R-40 zoning district and is comprised of .6 acres. The street address is 22 Overbrook Drive Airmont, NY 10952.
8. **NEW BUSINESS**
9. **ADJOURNMENT**