

**VILLAGE OF AIRMONT**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**Thursday May 12, 2022**  
**7:30 PM Via Zoom**

Join Zoom Meeting

<https://us06web.zoom.us/j/86784510225?pwd=MVFZNVZjczBUeWcrNTh3SUZqd2RiZz09>

Meeting ID: 867 8451 0225

Passcode: 872672

One tap mobile

+16465588656,,86784510225#,,,,\*872672# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 867 8451 0225

Passcode: 872672

Find your local number: <https://us06web.zoom.us/u/kbYUESYTFW>

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

5. **PUBLIC HEARING** on the application of **The Airmont Shul** for a variance from Airmont's Zoning Code-Article IV Section 210-17 Table 4: R-35. The variance being sought is for developmental coverage: 35% required with 38% provided to add a mikvah to the existing use of a residential house of worship. The property is located on the north side of Murray Drive approximately 0 feet south of Laura Drive. The lot is designated as Section 56.13 Block 2 and Lot 49 on the Town of Ramapo Tax Map. The property is located in R-25 zoning district and is comprised of .642 acres. The property is located at 16 Murray Drive Airmont, N.Y. 10952

6. **PUBLIC HEARING** on the application of **Prime Pro Management LLC** for a special permit & variances for reinstatement of the property to be used as a gasoline service station requiring variances from Airmont's Zoning Code as follows:

Article IV §210-28 Table 8

Minimum Lot Area: 60,000 sf required, net 39,628 sf provided

Minimum Lot Width: 250 ft required, 100 ft provided

Minimum Side Setback: 40 ft required, 3 ft provided

Minimum Total Side Setback: 80 ft required, 14.7 ft provided

Minimum Side Yard: 20 ft required, 3 ft provided

Minimum Street Frontage: 150 ft required, 100 ft provided

Article VII §210-56.A(21)

Parking variance 5 spaces required, 3 spaces provided

Article V §210-35.C

Fence Height in front yard: 3.5 ft required, 6 ft provided

Special Permit Requirements:

Article XII §210-100.C

For fuel pumps within front yard 30 ft required, 16.9 ft provided

For fuel pumps within front setback 20 ft required, 16.9 ft provided

Article XII § 210-100.D:

Landscape Screening 10 ft Required 0 ft Provided

The property is located on the on the North side of NYS Route 59 approximately +/- 800 feet west of North Airmont Road (County Rd 89). The lot is designated as Section 55.11 Block 1 and Lot 21 on the Town of Ramapo Tax Map. The property is located in the Village Center (VC) zoning district and is comprised of one (1) acre. The street address is 194 Route 59 Suffern, NY 10901.

7. **PUBLIC HEARING** on the application of **Aryeh Klugman** for variances from Airmont's Zoning Code-Article III §210-18, 210 Attachment 8 Table 5: R-15 for an addition to a single-family house to extend the kitchen, dining rooms, bedrooms and add an additional bathroom. The variances being sought are:

	Required	Provided
Front setback	35'	29.2'
Front yard	35'	29.2'
Side Setback	15'	11'
Total Side Setback	40'	31.4'
Developmental Coverage	35%	41.6%
Floor Area Ratio (FAR)	.25	.33

The property is located on the west side of Besen Parkway approximately 630 feet south of Kenneth Street. The lot is designated as Section 56.14 Block 2 and Lot 60 on the Town of Ramapo Tax Map. The property is located in R-15 zoning district and is comprised of .28 acres. The property is located at 32 Besen Parkway Airmont, N.Y. 10952.

8. **NEW BUSINESS**

9. **ADJOURNMENT**