

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA
WEDNESDAY, APRIL 19, 2023
8:00 PM – IN PERSON**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- 5. CONTINUED PUBLIC HEARING** on the application of Jacob Guttman 95 Smith Hill Road for variances for a proposal to construct a side and rear addition to an existing single-family residence. The addition will include a new dining/living room and two new bedrooms on the second floor. Variances are being sought from Article III Section 210-Attachment 6 of Bulk Requirements Table 3: R-35 Residential District of Airmont's Zoning Code as follows:

Side Setback	25 ft. required	8.9 ft. proposed
Total Side Setback	60 ft. required	19.4ft. proposed
Floor Area Ratio	20% required	27% proposed
Variance for parking in the front yard in regard to Village Code §210-48 (C)		

The property is located on the south side of Smith Hill Road approximately 175 feet East of Amanda Court. The lot is designated as Section 61.08 Block 2 Lot 15 on the Town of Ramapo Tax Map. The property is located in the R-35 zoning district. The property is located at 95 Smith Hill Road Monsey, N.Y. 10952.

- 6. PUBLIC HEARING** on the application of Martin Klein 35 Dawn Lane for variances for a proposal to renovate an existing single-family home with an addition where the walkway and carport currently exist. The applicant is proposing a larger deck and second story space. Variances are being sought from the requirements of Article III Section 210-15 (R-40) Attachment 5 Table 2: R-40 Residential District of Airmont's Zoning Code as follows:

Minimum Front Setback	50 ft. required	35.2 ft. proposed
Minimum Front Yard	50 ft. required	35.2ft. proposed
Minimum Side Setback	25 ft. required	21 ft. proposed
Total Side Setback	70 ft. required	47.7 ft proposed
Floor Area Ratio	20% required	21% proposed

The property is located on the west side of Dawn Lane approximately 170 feet north of Twinkle Road. The lot is designated as Section 55.16 Block 2 Lot 42 on the Town of Ramapo Tax Map. The property is located in the R-40 zoning district. The property is located at 35 Dawn Lane Airmont, N.Y. 10901.

7. NEW BUSINESS

8. ADJOURNMENT