

VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS

AGENDA

Thursday, May 11, 2023
8:00 PM – IN PERSON

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

5. **Public Hearing on the application of Malky Grunfeld** for variances for a proposal to build a two-story single-family home with driveway access for two parking spaces, a small porch area in the front, two window wells attached and a wood deck on the rear. 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:

Lot Area	40,000 required	13,450 proposed
Lot Width	75 ft. required	70.72ft. proposed
Side Setback	20 ft. required	15 ft. proposed
Total Side Setback	40 ft. required	35 ft. proposed
Floor Area Ratio	20% maximum	29% proposed

The property is located on the west side of S. Airmont Road approximately 197.4 feet south of Stone Meadow Lane. The lot is designated as Section 61.07 Block 1 Lot 11 on the Town of Ramapo Tax Map. The property is located in R-40 zoning district and is .31 acres. The property is located at 95 S. Airmont Road Suffern, NY 10901.

6. **Public Hearing on the application of Yeshivas Me'on Hatorah** for variances for an Amended Site Plan and Special Use Permit for the proposed conversion of a former hotel to a religious educational institution with a dormitory & accessory housing including an addition to the side of the building for an assembly room.

Variances are being sought from the requirements of Article III §210-11 Attachment 11-Table 8:VC; Article III §210-21 C (14) subject to Article XII §210-119 (A)1,4,5,7,9,10, (C)4, (B)3 and §210-35(C) from Airmont's Zoning Code as follows:

- 210-119A(1) variance required for minimum lot size less than 10 acres (site is 2.7 acres).
- 210-119A (4) variance required for front setback from a public right-of-way of less than 250 feet (170.9 feet is provided in the existing condition).
- 210-119A (5) variance required for a side setback less than 100 feet (27.1 feet provided) and a total side setback of less than 200 feet (73.6 feet provided).
- 210-119A (7) variance required for less than 25 feet setback to an internal roadway.
- 210-119A (9) variance required for greater than 40% development coverage (60% provided).
- 210-119A (10) variance required for a building greater than 3 stories (4 stories proposed).
- 210-119C (4) variance to permit 79 parking spaces where 135 are required.
- 210-119B (3)- playing fields to be set back from street and property lines 250 feet and screened.
- 210-35(C)- Height of fence in front yard. A variance for fence height may not be required since the use of an educational institution with accessory housing does not have a front yard requirement. It would therefore seem that 6' or 8' fences are permitted within a front yard provided they are set back from the lot line a distance equal to 2/3 its height.

The property is located on the North side of N. DeBaun Avenue 180 feet East of N. Airmont Road. The lot is designated as Section 55.07 Block 2 and Lot 10 on the Town of Ramapo Tax Map. The property is located in the VC zoning district and is comprised of 2.717 acres. The property is located at 17 N. Airmont Road Suffern, N.Y. 10901.

7. NEW BUSINESS

8. ADJOURNMENT



CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
HEALTHY PEOPLE. HEALTHY COMMUNITIES.

EDWIN J. DAY
County Executive

SAMUEL RULLI, PE
Director, Environmental Health

May 10, 2023

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: Grunfeld – 95 S Airmont Road
Variances for a Single-Family Dwelling
Tax lot 61.07-1-11



Dear Ms. Carley:

We have received an application and plans as prepared by Anthony R. Celentano, P.E., revised through December 23, 2022, for the above referenced project. Comments are as follows:

1. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Elizabeth Mello".

Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Jake Palant, Rockland County Department of Planning
Anthony R. Celentano, P.E.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

May 9, 2023

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: Grunfeld - 95 South Airmont Road
Tax Lot 21/61.07-1-11 (formerly 20./15/B)

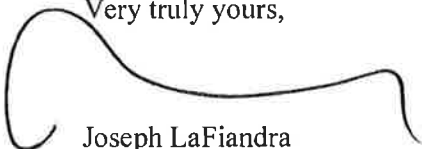
Dear Ms. Carley:

Our office has received and reviewed a survey map that was last revised on December 23, 2022, which Anthony R. Celentano, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for a proposed one-family residence on a 13,450 square foot lot in the R-40 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., with an additional dwelling unit, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**
2. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.
3. Details for the sanitary sewer connection are subject to approval by the Town of Ramapo. Please be advised that the District has no record of the sewer main shown on the survey.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber M. Dolphin D. Gregory
Jake Palant – Rockland County Department of Planning
Michael Sadowski, P.E. – Town of Ramapo DPW
Anthony R. Celentano, P.E. – 31 Rosman Road, Thiells, NY 10984-1334
Joseph Levy – 1 Hillcrest Center Drive, Suite 200, Spring Valley, NY 10977
Malky Grunfeld – 8 Horton Drive, Monsey, NY 10952

File: TOR 61.07-1-11 – 95 South Airmont Road
Reader

Rocklandgov.com

95 S. Airmont
Revised page
of Application

ANTHONY CELENTANO (CELENTANO ENGINEERING & SURVEYING)
ENGINEER / ARCHITECT / SURVEYOR

31 ROSMAN RD THIELLS NY 1098884
STREET CITY STATE ZIP

(845) 429-5290 JKCELENTANO@GMAIL.COM
PHONE EMAIL FAX



Kevin T Conway Esq
ATTORNEY

750 KUM LN NEW NY 10956
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JOSEPH LEVY

CONTACT PERSON

1 HILLCREST DR SUITE 200 SPRING VALLEY NY 10952
STREET CITY STATE ZIP

845-659-3066 JOSSILEVY@GMAIL.COM
PHONE EMAIL FAX

TAX MAP DESIGNATION

61.07. 1 11
SECTION BLOCK LOT(S)

SECTION BLOCK LOT(S)

LOCATION

On the WEST side of S. AIRMONT RD
approximately 197.4 feet SOUTH of STONE MEADOW LN

Acreeage of Parcel 0.31 Zoning District R-40

School District EAST RAMAPO Postal District AIRMONT

To the zoning Board Members

Re: 95 S Airmont Rd Airmont, NY 10901

My name is Giorgio Mayer from 13 Stone Meadow Ln, Airmont NY 10901

I'm almost the only property that this lot is touching and properly the only house that might get affected since the 2 other house touching this property is full of trees (woods) there (See Attached)

nevertheless, it would be my dream to see a house and a family living there in my backyard as a neighbor

So at the time of this public hearing when the Board gives us the opportunity to raise our opinion please approve this house


Yours Truly

May 11, '23

