

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
REVISED AGENDA
Thursday, June 8, 2023
8:00 PM – IN PERSON**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

5. **Applicant Requested an Adjournment to the 7/13/2023 ZBA Meeting on the Continued 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. **Continued 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. **Public Hearing on the application of Congregation Tehillah L’Dovid** for variances for a proposal to establish a residential place of worship. A two-story addition on the south side of the single-family dwelling consisting of approximately 6,888 sf for the use of the residential place of worship is proposed, 3,028 sf of which will be dedicated for religious worship. A two-story addition will also be constructed on the north side of the dwelling for use as additional living quarter for the Rabbi and his family. Parking for 29 vehicles is also proposed. Variances are being sought from the Requirements of Article III Section 210-15 (R-40) & 210 Attachment 5 Table 2: R-40 for:

	<u>Required</u>	<u>Proposed</u>
Lot Width	160’	157.5’ (pre-existing nonconforming)
Side Setback	25’	9.9’
Total Side Setback	70’	62.6’
Side Yard	10’	8.5’
Rear Setback	50’	39’
Development Coverage	20%	52.5%
Floor Area Ratio	.20	.32

Variance from Article VII Section 210 -56 (A) (3) for:

Parking	53 spaces	29 spaces
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The property is located on the west side of 1 Larissa Court approximately 150 ft east of Post Lane South. The lot on the Town of Ramapo Tax Map is designated as Section 56.17 Block 2 Lot 9 located in the R-40 Zoning District and is comprised of .989 acres. The property is located at 1 Larissa Court Airmont, NY 10952.

8. **NEW BUSINESS**

9. **ADJOURNMENT**