

**VILLAGE OF AIRMONT  
ZONING BOARD OF APPEALS  
AGENDA**

**Wednesday, December 6, 2023  
8:00 PM – IN PERSON**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
5. **Application of Veolia (Formerly Suez Water) New York Inc. – Tallman Well #26 for extension of a previously granted variance pursuant to Chapter 210 Article XVI §210-161 B** for a special permit & variance for a treatment building requiring a variance from Airmont’s Zoning Code as follows:

Article VI Section 210-42

Separation distance between two buildings. The required bulk dimension is 15 ft., and the proposed bulk requirements are 5.98’, 8.63’, and 8.23’.

The lot is designated as Section 55.12 Block 1 and Lot 52 on the Town of Ramapo Tax Map. The property is located in the Neighborhood Shopping (NS) zoning district and is comprised of .772 acres. The street address is 239 Route 59 Suffern, NY 10901.

6. **Public Hearing on the application of Yosef Beer** for variances to construct an addition to an existing single-family residence to operate a residential place of worship. The house of worship will be 1,600 S and will have 35 congregants with 10 parking spaces provided. 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 sf required	21,564 sf proposed
Lot Width	160 ft. required	139 ft. provided
Side Setback	25ft. required	19.3 ft provided
Total Side Setback	70 ft. required	39 ft provided
Rear Setback	50 ft. required	29.7 ft provided
Development Coverage	20% required	50% provided
FAR	0.2 required	0.42 provided

The property is located on the south side of Beaver Hollow Lane approximately 200 feet east of Cherry Lane. The lot is designated as Section 62.05 Block 2 Lot 57 on the Town of Ramapo Tax Map. The property is located in R-40 zoning district and is .595 acres. The property is located at 5 Beaver Hollow Lane Airmont, NY 10952.

7. **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:

<u>Variances</u>	<u>Required</u>	<u>Proposed</u>
Lot Area	40,000 sf	12,687 sf
Lot Width	160 ft.	70.72 ft
Front Setback	50 ft	31.50 ft
Front Yard	50 ft	31.50 ft
Side Setback	25 ft.	15 ft.
Total Side Setback	70 ft.	30 ft.
Street Frontage	100 ft.	83.75 ft.
Floor Area Ratio	20%	30.7%

8. 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.

9. **NEW BUSINESS**
10. **ADJOURNMENT**