

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
REVISED AGENDA
Thursday, January 11, 2024
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 Isaac Weiss requested an adjournment to the 2/8/24 ZBA Meeting** for a front setback variance for construction of a front staircase for an existing single-family residence. The variance is being sought from the requirements of Article III Section 210-16 (R-35) Attachment 6 Table 3: R-35 Residential District of Airmont’s Zoning Code as follows:

<u>Variiances</u>	<u>Required</u>	<u>Proposed</u>
Front Setback	50 ft	36 ft

The property is located on the west side of Dale Road approximately 275 feet from the intersection of Kent Road & Dale Road. The lot is designated as Section 61.12 Block 2 Lot 15 on the Town of Ramapo Tax Map. The property is located in R-35 zoning district and is .90 acres. The property is located at 21 Dale Road Airmont, NY 10952.

6. **Public Hearing on the application of Chaim Brown requested an adjournment to the 2/8/24 ZBA Meeting** for a front setback variance for construction of a front staircase for an existing single-family residence. The variance is 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>Variiances</u>	<u>Required</u>	<u>Proposed</u>
Front Setback	50 ft	28 ft

7. The property is located on the west side of N. Lorna Lane approximately 750 feet at the intersection of Smith Hill Road and Lorna Lane. The lot is designated as Section 61.08 Block 1 Lot 51 on the Town of Ramapo Tax Map. The property is located in R-40 zoning district and is .69 acres. The property is located at 17 N. Lorna Lane Airmont, NY 10952.

8. **Public Hearing on the application of Jessy Joseph** for variances for a proposal to construct to remove two (2) pine trees on the property of an existing single-family residence that are within 15 feet of the neighboring residential property line and require area variances from the Zoning Board of Appeals. Variances are being sought from the requirements of Article III Section 195-26 Tree maintenance and management services.

The property is located on the east side of Smith Hill Road approximately 225 feet south of Van Gogh Lane. The lot is designated as Section 61.07 Block 2 Lot 34 on the Town of Ramapo Tax Map. The property is located in R-40 zoning district and is .61 acres. The property is located at 122 Smith Hill Road Airmont, NY 10901

9. **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:

<u>Variiances</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%

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.

10. **Public Hearing on the application of Alexander Breuer** for variances for a proposal to construct an addition and renovate the existing single-family residence to include a dining room, living room, kitchen and five (5) bedrooms on the second floor. The house will total 5,255 sf with the proposed addition and renovations. Variances are being sought from the requirements of Article III Section 210-18 (R-15) Attachment 8 Table 5: R-15 Residential District of Airmont’s Zoning Code as follows:

<u>Variiances</u>	<u>Required</u>	<u>Proposed</u>
Front Setback	35 ft	30 ft
Front Yard	35 ft	30 ft
Floor Area Ration	25%	45%
Lot Width	100 ft	84 ft (Existing Lot Condition)
Street Frontage	85 ft	84 ft (Existing Lot Condition)

The property is located on the east side of Kenneth Street approximately 90 feet north of Besen Parkway. The lot is designated as Section 56.14 Block 2 Lot 13 on the Town of Ramapo Tax Map. The property is located in R-15 zoning district and is .27 acres. The property is located at 6 Kenneth Street Airmont, NY 10952.

11. **NEW BUSINESS**

12. **ADJOURNMENT**