

**Village of Airmont
Zoning Board of Appeals
Via Zoom
Tuesday, December 7, 2021**

MEMBERS PRESENT: Arthur Katz, Chairman
Martin Kivell
Richard Berger
Scott Meier
Robin Luchins, Ad Hoc
Jacob Siminovits, Ad Hoc

MEMBERS ABSENT: Sheldon Mayer

PRESENT: Suzanne Carley, P&Z Secretary

OTHERS ABSENT: Dan Kraushaar, Deputy Village Attorney
Louis Zummo, Building Inspector

The meeting was called to order at 7:30 pm by Chairman Katz which was followed by the pledge of allegiance and roll call. It was noted that the Deputy Village Attorney could not attend this evening's meeting and the meeting was taking place to avoid the additional time required to re-advertise, re-notice and do mailings on the applications that were already set as public hearing or continued public hearings. Therefore, the meeting occurred to open, adjourn and continue the public hearings to a date certain. Chairman Katz asked the P&Z Secretary to read the public hearing meeting notice as follows:

Public hearing on the application of **Yeshiva Eitz Chaim/Skill Building Center** which is proposing a new school building subject to a special use permit requiring variances from the Village of Airmont's Zoning Code from the following:

- Chapter 210 Attachment 4, Table 1 requires that schools of general or religious instruction have a 400' lot width. The required dimension is 400 ft. and the proposed is 248.3 ft (existing condition). Post-merger of three lots the site will be irregularly shaped and will have two front lot lines one of which will exceed the required 400 ft and the other which will be less than 400 ft and is an existing condition.
- Article VI Section 210-45 (A) which states that not more than three accessory buildings and/or structures shall be permitted on a lot in a residential district. The applicant seeks 4 accessory structures (barn, storage shed, caretaker's residence & fenced in pool) to remain, the tennis court to partially to remain and three other accessories' (a pool house, pool shed and gazebo) to also remain or be demolished as determined by the Zoning Board of Appeals.

The property is located on north side of Hillside Avenue approximately zero (0) feet east of Oratam Road. The lot is designated as Section 62.13, Block 1 and Lots 31,35 and 36 on the Town of

Ramapo Tax Map. The property is located in the RR-50 zoning district and is comprised of 11.5 acres. The street address is 99 Oratam Road, 98 & 100 Hillside Avenue Airmont, NY 10952.

Marty Kivell made a motion to open the public hearing on the application of Yeshiva Eitz/Chaim 99 Oratam Road, 98 & 100 Hillside Avenue Airmont, NY which was seconded by Scott Meier. All in favor, motion carried. Marty Kivell made a motion to adjourn and continue the public hearing on the application of Yeshiva Eitz Chaim/Skill Building Center 99 Oratam Road, 98 & 100 Hillside Avenue Airmont, NY 10952 to Tuesday December 14, 2021, at 7:30pm remotely via the zoom platform. Scott Meier seconded the motion. All in favor motion carried.

P& Z Secretary read into the record the continued public hearing on the application of owner **Israel Wiesenfeld 42 Church Road** for a variance from Article 5 Section 210-15 Table 2: R-40 of Airmont's Zoning Code for developmental coverage with a required bulk dimension of 20% and a proposed bulk dimension of 37%, for a single-family residence to build a spa house accessory structure. The property is located on the west side of Church Road approximately 390 feet north of Smith Hill Road. The lot is designated as Section 61.07, Block 2 and Lot 17 on the Town of Ramapo Tax Map. The property is located in the R-40 zoning district and is comprised of 1.36 acres. The street address is 42 Church Road Airmont, NY10952.

Marty Kivell made a motion to open the public hearing on the application of owner Israel Wiesenfeld for 42 Church Road Airmont, NY. Scott Meier seconded it. All in favor motion carried. Marty Kivell made a motion to adjourn and continue the public hearing on the application of Israel Wiesenfeld 42 Church Road Airmont, NY 10952 to Tuesday December 14, 2021 at 7:30pm remotely via the zoom platform. Scott Meier seconded the motion. All in favor motion carried.

P& Z Secretary read into the record that the application for variances for **owner Isaac Grunfeld 22 Overbrook** would be adjourned and re-noticed. She explained that the GML that was received on Friday 12/3/2021 from RC Planning indicated that there was an additional variance that needed to be included. The application submission therefore needs to be re-submitted to include this additional variance which will require re-advertising, mailings and re-noticing done on the revision. Upon receipt the submission it would be sent out for a new GML and new agency comments. This application is anticipated to be heard at the January 13, 2022, ZBA Meeting.

New Business – P&Z Secretary advised that there will be a ZBA Meeting for both January and February 2022. Meetings will continue to be on the second Thursday of every month at 7:30pm unless otherwise noted. The Governor's Executive Order on remote meetings is good through 1/15/2022 and she will advise once the Village is advised about any extensions. The January meeting is on 1/13/22 so that falls within the Executive Order timeframe to conduct the meeting remotely. Meetings will be at 8:00pm if in person at Village Hall.

Marty Kivell made a motion to adjourn the meeting at 7:43pm. Scott Meier seconded it. All in favor, motion carried. Meeting ended.