

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS**

AGENDA

Thursday, July 8, 2010 8:00 P.M.

Village Hall

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES: June 10, 2010

5. CONTINUED PUBLIC HEARING - Application of Suffern Professional Offices for a use variance from the local Zoning Law to use the building which consists of approximately 15,000 square feet for a school of religious instruction. The property is located on the east side of S Airmont Road, 289 feet south of Route 59 and is designated as Section 55.11, Block 3, and Lot 19 on the Town of Ramapo Tax Map. The street address is 4 South Airmont Road, Airmont, New York. The property is located in a PO zoning district and is comprised of 2.77 acres.

6. CONTINUED PUBLIC HEARING – Application of Christine Zeman for a interpretation of the decision of the Building Inspector on Article III, Section 210-15 A (3) of the local Zoning Law to permit construction, maintenance and use of a detached structure which creates more than one principal building on a single family lot. The property is located on the south side of Quincy Court approximately 364 +/- feet east of S. Airmont Road and is designated as Section 55.15, Block 3, and Lot 28.3 on the Town of Ramapo Tax Map. The street address is 7 Quincy Court, Suffern, New York 10901. The property is located in an R-40 zoning district and is comprised of 1.02 acres.

7. PUBLIC HEARING – Application of Pavle & Luigina Lecei for a use variance from Section 210-133A and a area variance from Section 210-28 Table 5 of the local Zoning Law for construction, maintenance and use of a garage which is a pre-existing non-conforming use and will exceed the Floor Area Ratio (FAR). The property is located on the east side of Stage Street, approximately 1,000 feet from the intersection of Route 59 and is designated as Section 55.11, Block 1 and Lot 14 on the Town of Ramapo Tax Map. The street address is 13 Stage Street, Airmont, New York. The property is located in an LO zoning district and is comprised of .23 acres.

8. PUBLIC HEARING – Application of Ripi Lazio LLC for a variance from Article XIII, Bulk Regulations, Section 210-133A of the Zoning Law for the expanded use of 2nd structure by adding thereto a deck with stairs as a secondary means of ingress/egress. The property is located on the west side of South Airmont Road, approximately 250 feet north from Madison Hill Road and is designed as Section 55.11, Block 3, and Lot 25 on the Town of Ramapo Tax Map. The street address is 21 South Airmont Road, Suffern, NY 10901. The property is located in an R-25 zoning district and is comprised of .44 acres.

9. NEW BUSINESS

10. ADJOURNMENT