

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA
Thursday, September 10, 2020
8:00 PM
Via Zoom**

Join Zoom Meeting

<https://zoom.us/j/97052901810?pwd=MXk3QTBGQ2lGVZXM0FYQUwrQ3NlZz09>

Meeting ID: 970 5290 1810

Passcode: 339972

One tap mobile

+16465588656,,97052901810#,,,,,0#,,339972# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 970 5290 1810

Passcode: 339972

Find your local number: <https://zoom.us/u/acHNWa3te7>

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
- 5. Application for 18 Christmas Hill Road** for an addition to a single-family residence requiring variances for front setback and front yard from Article IV Use Regulations Section §210-Attachment 7 of the Village of Airmont's Zoning Code. The lot is designated as Section 56.18 Block 1 and Lot 41 on the Town of Ramapo Tax Map. The property is located in the R-25 zoning district and is comprised of .65 acres. The street address is 18 Christmas Hill Road, Airmont, NY. 10952.
- 6. Application for 17 Besen Parkway** for an addition of a dining room, a bedroom and kitchen to a single-family residence requiring variances for front setback, front yard, side setback and floor area ratio from Article IV Use Regulations Section §210-28 Tables 8,3,4,5,13 of the Village of Airmont's Zoning Code. The lot is designated as Section 56.14 Block 2 and Lot 12 on the Town of Ramapo Tax Map. The property is located in the R-15 zoning district and is comprised of .24 acres. The street address is 17 Besen Parkway, Airmont, NY. 10952.
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

CONSTRUCTION

Step by Step Guidance from Planning ... to Reality

July 16, 2020

TO: Zoning Board of Appeals
Village of Airmont
251 Cherry Lane Airmont NY 10982

RE: **18 Christmas Hill Rd.**

Tax lots 56.18-1-41

SUBJECT: Narrative

This property is in the R-25 Zone. The owner is currently building a one family dwelling, but desires to build out a small addition in the front for an entry way, which will require the following variances;

Front Setback 35' required, 23.7' provided.

Front Yard 35' required, 23.7 provided.

RECEIVED

JUL 22 2020

~~XXXXXXXXXXXX~~

VILLAGE OF AIRMONT
Planning and Zoning Department

P.O. Box 578
Airmont, NY 10982

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-369-8813 Fax: 845-357-8307

Website: www.airmont.org

Louis M. Zummo, Building Inspector

Douglas Perry, Code Enforcement

Cory Martin, Code Enforcement

Shlomo M Pomeranz, Fire Inspector

Date: June 16, 2020

To: Shloime Silbiger

Subject: 18 Christmas Hill Front Addition

Mr. Silbiger,

I have examined the application for the addition at 18 Christmas Hill. I cannot at this time issue this permit for the following reasons:

- 1) The plans submitted will require multiple variances, including but not limited to front setback, front yard. You will need to go to the ZBA to get relief from the variances.

Please supply the information requested to complete the building permit application to the Planning and Zoning Clerk to apply for the needed variances. We will hold your application for 30 days to afford you time to submit the correct information. After thirty days the application will be closed and the permit voided.

Sincerely,

Louis M. Zummo
Building Inspector
Village Of Airmont NY

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Website: www.airmont.org Fax: 845-357-8307

APPLICATION REVIEW FORM

PART I

Date 12/19/2019

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board	<input checked="" type="checkbox"/> Zoning Board of Appeals
<input type="checkbox"/> C.D.R.C. (Informal)	<input type="checkbox"/> Village Board of Trustees	
<input type="checkbox"/> Subdivision (indicate Sketch, Preliminary or Final) Number of Lots	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary <input type="checkbox"/> Final
<input type="checkbox"/> Site Development Plan		
<input type="checkbox"/> Plan Sign Plan Review		
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Zoning Code Amendment
<input type="checkbox"/> Zone Code Change	<input type="checkbox"/> Appeals to Zoning Board*	<input type="checkbox"/> Other (specify) _____

* Fill out Part I and Part II of this form

PROJECT NAME

SHLOIME & ITTA SILBIGER

APPLICANT

18 CHRISTMAS HILL RD

STREET

CITY

STATE

ZIP

PHONE

FAX

SHLOIME & ITTA SILBIGER

PROPERTY OWNER

18 CHRISTMAS HILL RD

STREET

CITY

STATE

ZIP

PHONE

FAX

VILLAGE OF AIRMONT
Planning and Zoning Department

Pg 3 of

RECEIVED

JUL 22 2020



P.O. Box 578
Airmont, NY 10982

A. R. Celentano

ENGINEER / ARCHITECT / SURVEYOR

31 Rosman Road Theills NY

STREET CITY STATE ZIP

845429.5290

PHONE FAX

Ryan Karben

ATTORNEY

11 Tara Drive Pomona NY 10970

STREET CITY STATE ZIP

PHONE FAX

Construction Expediting

CONTACT PERSON

144 Route 59 Suffern NY 10901

STREET CITY STATE ZIP

1845-426-7272

PHONE FAX

TAX MAP DESIGNATION

56.18

1

41

SECTION

BLOCK

LOT(S)

SECTION

BLOCK

LOT(S)

LOCATION

On the North side of CHRISTMAS HILL RD approximately 0ft feet West of Laura Drive

• Acreage of Parcel .65 Zoning District R-25

School District E. Ramapo Postal District Munsey

PROJECT DESCRIPTION

an addition to a single family dwelling

IF SUBDIVISION

1. Is any variance from the Subdivision Regulations being requested?

Yes No

If yes, list variances on separate sheet and attach to application.

2. Is any open space being offered?

Yes No *If yes, what amount?*

IF SITE DEVELOPMENT PLAN

Are any waivers from the Site Development Plan Rules and Regulations being requested?

Yes No

If yes, list waiver(s) on separate sheet and attach to application.

PROJECT HISTORY

Has this project ever been reviewed before?

Yes No

If yes, list case number, name, date and the Board you appeared before:

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

A/A

• This property *IS* within 500 feet of:
(Check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park | <input type="checkbox"/> Long Path |
| <input type="checkbox"/> County Stream | <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County or State Facility |

List name(s) of facility checked above:

~ | *

This property *IS* directly adjacent to:
(Check all that apply)

- | | | |
|---|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park | <input type="checkbox"/> Long Path |
| <input type="checkbox"/> County Stream | <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County or State Facility |

List name(s) of facility checked above:

~ | *

IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.

REFERRAL AGENCIES

- | | |
|---|--|
| <input type="checkbox"/> R.C. Highway Department | <input type="checkbox"/> NYS Dept. of Transportation |
| <input type="checkbox"/> R.C. Drainage Agency | <input type="checkbox"/> NYS Thruway Authority |
| <input type="checkbox"/> R.C. Dept. of Environmental Health | <input type="checkbox"/> Adjacent Municipality |
| <input type="checkbox"/> R.C. Sewer District #1 | <input type="checkbox"/> Town of Ramapo Sewer Dept. |

TO ALL APPLICANTS
YOU MUST SEND A COPY OF APPLICATION & PLANS TO:

Regional Manager
Orange and Rockland Utilities, Inc.
75 West Route 59
Spring Valley, New York 10977

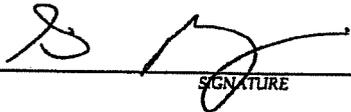
I have sent copies of the plans and application to Orange and Rockland Utilities, Inc. on _____
DATE

SIGNATURE DATE

APPLICANT'S SIGNATURE & CERTIFICATION

State of New York
County of Rockland
SS: Village of Airmont

I, **SHLOIME & ITTA SILBIGER** hereby depose and say that all the above statements
contained in the papers submitted herewith are true.


SIGNATURE

18 CHRISTMAS HILL RD Airmont NY 10952
STREET CITY STATE ZIP

Declared Sworn to before me this 19 day of Dec, 2019


NOTARY PUBLIC

Rose Weisz
Notary Public, State of New York
Reg # 0141EG201492
Qualified in ~~Kings County~~ Rockland
Commission Exp. ~~3/02/2017~~ 2021

AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT

State of New York
County of Rockland
SS: Village of Airmont

I, SHLOIME & ITTA SILBIGER being duly sworn, hereby depose and say that I reside

at

the County of Rockland in the State of NY.

I am the * sole owner in fee simple of premises located at

18 Christmas Hill Rd

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber
of conveyances, page _____.

Said premises have been in my/its possession since _____. Said premises are also known and designated on the Town of Ramapo Tax Map as:

Section: 56.18 Block: 1 Lot(s) 41

[Signature]
SIGNATURE

18 Christmas Hill Rd Airmont NY 10952
STREET CITY STATE ZIP

deposed
Sworn to before me this 19 day of December, 2019

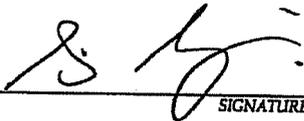
[Signature]
NOTARY PUBLIC

**If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.*

Rose Weisz
Notary Public, State of New York
Reg # 01WE8201492
Qualified in Kings County Rockland
Commission Exp. 3/02/2017 2021

OWNERS CONSENT FORM TO VISIT PROPERTY

I, SHLOIME & ITTA SILBIGER, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.


SIGNATURE

Sworn to before me this 19^{declared} day of Dec, 2019


NOTARY PUBLIC

Rose Weisz
Notary Public, State of New York
Reg # 01 #VE6201492
Qualified in Kings County Rockland
3/2/2021

AFFIDAVIT PURSUANT TO SECTION 669 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, SHLOIME & ITTA SILBIGER, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or Type full Name and Address

SHLOIME & ITTA SILBIGER

18 Christmas Hill Rd Airmont NY 10952

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the Zoning Board in the Village of Airmont,
PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

Application, petition or request is hereby submitted for:

- Variance or modification from the requirements of Article _____ Section _____
- Special permit per the requirements of Article _____ Section _____

- Exemption from a Plat or official map
- Review and approval of proposed Subdivision Plat
- An order to issue a certificate, permit or license
- An amendment to the Zoning Ordinance or Official Map or change thereof
- Other (explain) _____

To permit construction, maintenance and use of _____
an addition to a single family dwelling

3. Premises affected are in a R-25 zone and from the Town of Ramapo Tax Map,
 the property is known as Section 56.18 Block 1-41 Lot(s) _____

4. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: (if none, so state) _____

a. Name and Address of officer or employee:

N/A

b. Nature of interest: _____

c. If stockholder, number of shares: _____

d. If officer or partner, nature of office and name of partnership:

e. If a spouse of brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

N/A

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

I, SHLOIME & ITTA SILBIGER do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

[Handwritten Signature]
SIGNATURE

18 Christmas Hill Rd Airmont NY 10952
STREET CITY STATE ZIP

Deposed
Sworn to before me this 19 day of Dec, 2019

[Handwritten Signature: Rose Weisz]
NOTARY PUBLIC

Rose Weisz
Notary Public, State of New York
Reg # 01WE6201492
Qualified in ~~Kings~~ Rockland County
Commission Exp. ~~3/02/2017~~ 2021

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Guy Biondi /Chairman

Anthony Santucci

Helen Schwabacher

CHECKLIST FOR ARCHITECTURAL REVIEW

1. Narrative summary explaining the project and including any facts pertaining to this project which applicant feels may be of interest to this committee.
2. Renderings of proposed building(s) (color if possible), including Elevations and Site Landscaping.
3. It would be preferable to the ARC if the Architect would appear at this meeting with the applicant.
4. Materials Check List:

	COLOR	MATERIAL	MANUFACTURER
Roof:	_____	_____	_____
Siding:	_____	_____	_____
Decorative Siding:	_____	_____	_____
Soffits & Fascia:	_____	_____	_____
Gutters & Leaders:	_____	_____	_____
Windows:	_____	_____	_____
Trim:	_____	_____	_____
Shutters:	_____	_____	_____
Doors:	_____	_____	_____

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirements of Article IV Section 210 Attachement 7
- Special Permit per the requirements of Article _____ Section _____
- Review of an administrative decision or order of the Building Inspector
- An order to issue a Certificate of Occupancy
- An order to issue a Building Permit
- An interpretation of the Zoning Ordinance or Map
- Certification of an existing non-conforming structure or use
- Other (explain)

To permit construction, maintenance and use of _____

Addition to a single family

The decision or order of the Building Inspector being appealed is to be submitted together with the Notice of Appeals to Building Inspector. If an area variance is requested, specify the following:

1. The type of variance sought (Lot Area, Front Setback, Side Yard, etc.):

front setback
front yard

2. The required bulk dimension(s) is (are):

35'

3. The proposed bulk dimension(s) is (are):

23'7"

COST ESTIMATE IMPROVEMENT FORM

Name of Project: _____ On-Site: _____ Off-Site: _____

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>	<u>AMOUNT COMPLETED</u>
Roadway (30')	_____ L.F.	_____	_____	_____
Concrete Curb	_____ L.F.	_____	_____	_____
Concrete Sidewalk	_____ L.F.	_____	_____	_____
STORM DRAIN				
_____ Pipe	_____ L.F.	_____	_____	_____
_____ Pipe	_____ L.F.	_____	_____	_____
_____ Pipe	_____ L.F.	_____	_____	_____
Catch Basins	_____ each	_____	_____	_____
Manholes	_____ each	_____	_____	_____
Concrete Headwalls	_____ each	_____	_____	_____
Monumentation	_____ each	_____	_____	_____
Street Signs	_____ each	_____	_____	_____
Miscellaneous	_____ each	_____	_____	_____
Planting	_____	_____	_____	_____

TOTAL _____

6% Inspection Fee _____

(Make check payable to Village of Airmont)

SEWERS

_____ Pipe	_____ L.F.	_____	_____	_____
_____ Pipe	_____ L.F.	_____	_____	_____
Manholes	_____ each	_____	_____	_____

T
TOTAL _____

5% Inspection Fee _____

(Make check payable to Village of Airmont)

Street Frontage (in feet) _____

(Shade Tree) _____

DATE

PROJECT ENGINEER

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Fax: 845-357-8307
Website: www.airmont.org

AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

MEMORANDUM

Pursuant to Local Law No. 14-93 of the Village of Airmont, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and your meeting with the Community Design Review Committee, Planning Board, Architectural Review Board and Zoning Board of Appeals.

You will be receiving bills periodically from the *Village of Airmont Professionals* which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. *Please note: Not all professionals attend every meeting.*

<i>Eve Mancuso; Asst Village Engineer</i>	<i>\$ 150.00</i>	<i>hourly</i>
<i>Dennis Letson; Asst Village Engineer</i>	<i>\$ 125.00</i>	<i>hourly</i>
<i>Kristen O'Donnell; Asst. Village Planner</i>	<i>\$140.00</i>	<i>hourly</i>
<i>Matt Ryan, Asst. Village Planner</i>	<i>\$130.00</i>	<i>hourly</i>
<i>Dan Kraushaar, Asst. Village Attorney</i>	<i>\$150.00</i>	<i>hourly</i>

The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

In the event the applicant and or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may relievly the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of Local Law No. 14-93 and has reviewed said law and agrees to be bound by same.

12/19/2019
DATE


SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF APPLICANT/REPRESENTATIVE

1/4/16



Rockland County

HEALTH

CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

September 4, 2020

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: 18 Christmas Hill Road
Variances for Addition to Single Family House
Tax lot 56.18-1-41

Dear Ms. Carley:

We have received an application and plans as prepared by Anthony R. Celentano, P.E. revised through May 19, 2020 for the above referenced project. Comments are as follows:

1. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning
Anthony R. Celentano, P.E



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

September 2, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: 18 Christmas Hill Road
Tax Lot 21/56.18-1-41 (formerly 18./213/A3)

Dear Ms. Carley:

Our office has received and reviewed a plot plan that was last revised on May 19, 2020, which Anthony R. Celentano, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for the proposed additions to a one-family residence on a 28,376 square foot lot in the R-25 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., with an apartment, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,

Joseph LaFiandra
Engineer II

cc: M. Saber D. Gregory
Helen Kenny-Burrows – Rockland County Department of Planning
Shloime & Itta Silbiger – 18 Christmas Hill Road, Monsey, NY 10952

File: TOR 56.18-1-41 – 18 Christmas Hill Road
Reader

Rocklandgov.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 18 CHRISTMAS HILL RD			
Project Location (describe, and attach a location map): 18 CHRISTMAS HILL RD AIRMONT NY 10952			
Brief Description of Proposed Action: PROPOSED ADDITION, GARAGE & DRIVEWAY EXPANSION			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO: q		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: VILLAGE OF AIRMONT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.65</u> acres	
b. Total acreage to be physically disturbed?		<u>0.08</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.65</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

RECEIVED

JUL 22 2020

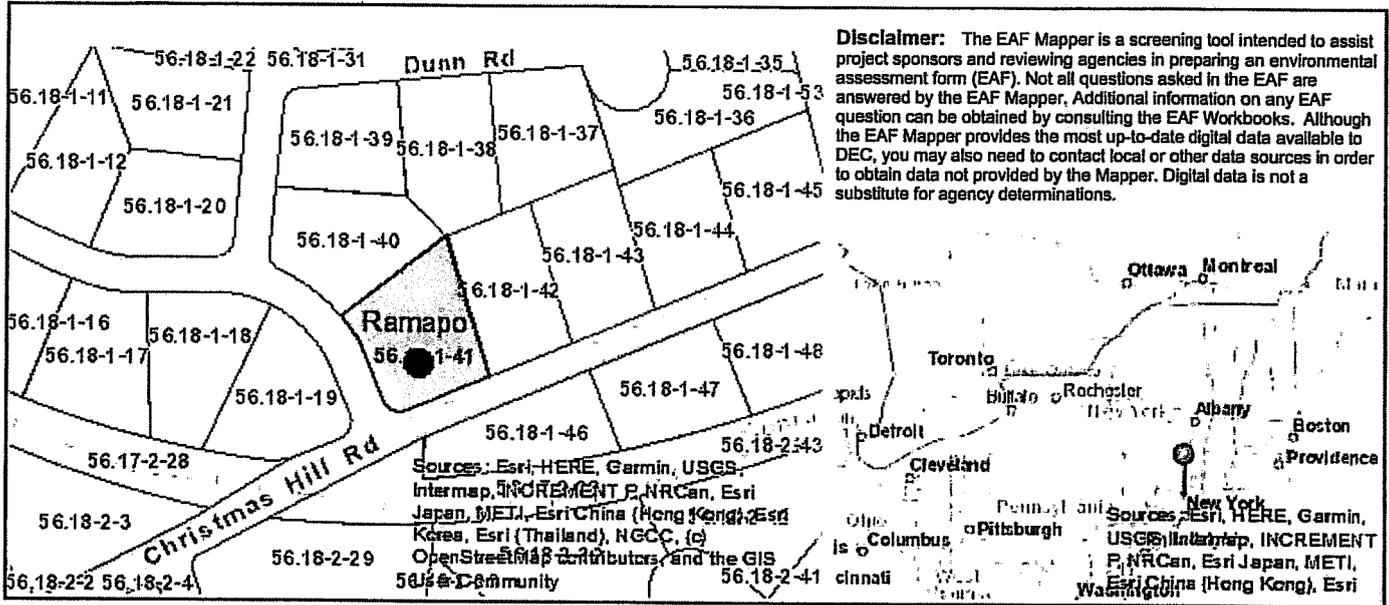
VILLAGE OF AIRMONT
Planning and Zoning Department

VILLAGE OF AIRMONT
Planning and Zoning Department

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

EAF Mapper Summary Report

Tuesday, June 23, 2020 9:23 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Rockland County

Ed Day, Rockland County Executive

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

August 7, 2020

To: Suzanne Carley
Clerk to the Zoning Board of Appeals and Planning Board
Village of Airmont

From: Arlene Miller
Principal Planner
Rockland County Planning Department

Re: Shloime & Itta Silbiger
18 Christmas Hill Road, Airmont, NY

MEMORANDUM

We are returning the enclosed application for Shloime & Itta Silbiger, 18 Christmas Hill Road, Airmont, NY, which is appearing before the Planning Board, Sept. 10, 2020, because this parcel is outside of our area of jurisdiction, as it is not within 500 feet of any State or County facility.

Thank you.

CELENTANO ENGINEERING PLLC

31 ROSMAN ROAD THIELLS, NY 10984 PHONE: (845)429-5290 FAX: (845)429-5974

February 6, 2020

Village of Airmont
251 Cherry Lane
PO BOX 578
Tallman, NY 10982

Re:

17 Besen Pkwy
Monsey New York 10952
56.14-2-12

Subject: NARRATIVE

Applicant is proposing a two story addition to an existing two story frame dwelling. The footprint of the proposed addition is to be Approximately 350 sqft. In order to obtain a permit the applicant acquire the following variances:

1. Front Setback – **Required 35' – Provided 24.3'**
2. Front Yard – **Required 35' – Provided 24.3'**
3. Side Setback – **Required 15' – Provided 10.8'**
4. Floor area ratio – **Required 20% - Provided 26%**

RECEIVED
JUL 4 7 2020

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-369-8813 Fax: 845-357-8307
Website: www.airmont.org

Louis M. Zummo, Building Inspector

Douglas Perry, Code Enforcement

Cory Martin, Code Enforcement

Shlomo M Pomeranz, Fire Inspector

Date: February 3, 2020

To: Yisroel Chaim Bakst / Fast Forward Permits

Subject: 17 Besen Pkwy Addition

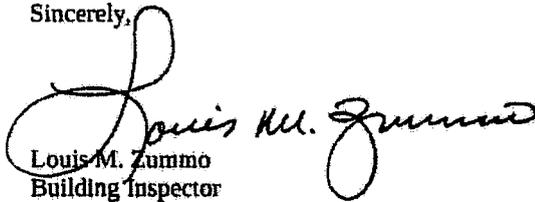
Mr. Bakst,

I have examined the application for the addition and renovations to the house at 17 Besen Pkwy. I cannot at this time issue this permit for the following reasons:

- 1) The plans submitted will require multiple variances, including but not limited to front setback, front yard, side setback, FAR, and possibly Developmental coverage. You will need to go to the ZBA to get relief from the variances once the drawings are corrected and the numbers confirmed.
- 2) The architectural drawings supplied with this application are not valid, and cannot be used for the actual construction.
 - A) Several of the drawings are missing critical measurements.
 - B) There are missing details like the additional foundation /footing on the basement level, and how it is connected to the existing basement area.
 - C) The calculations for the FAR included in your site plan are not correct. I remeasured and calculated out the FAR, it is closer to 0.283 than the .026 stated.
 - D) The calculations for the Developmental coverage could not be verified and no measurements are presented on the site plan. Measurements must include the house, sheds, and driveway and walkways.
 - E) The architectural drawings do not have a seal nor are they signed, both are required for submittal to the ZBA or the Building Department for a permit.

Please supply the information requested to complete the building permit application to the Planning and Zoning Clerk to apply for the needed variances. We will hold your application for 30 days to afford you time to submit the correct information. After thirty days the application will be closed and the permit voided.

Sincerely,


Louis M. Zummo
Building Inspector
Village Of Airmont NY

RECEIVED
JUL 27 2020
PLANNING AND ZONING DEPARTMENT

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing:

Part 1 - Project Information: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency, attach additional pages as necessary to supplement any items.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 17 BESEN PARK			
Project Location (describe, and attach a location map): 17 BESEN PARK			
Brief Description of Proposed Action: PROPOSED ADDITION TO SINGLEFAMILY HOUSE			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
ZONING BOARD		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.25 acres	
b. Total acreage to be physically disturbed?		0.11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):			
<input type="checkbox"/> Parkland			

RECEIVED
JUL 27 2013

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____				
11. Will the proposed action connect to existing wastewater facilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plain?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, water lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

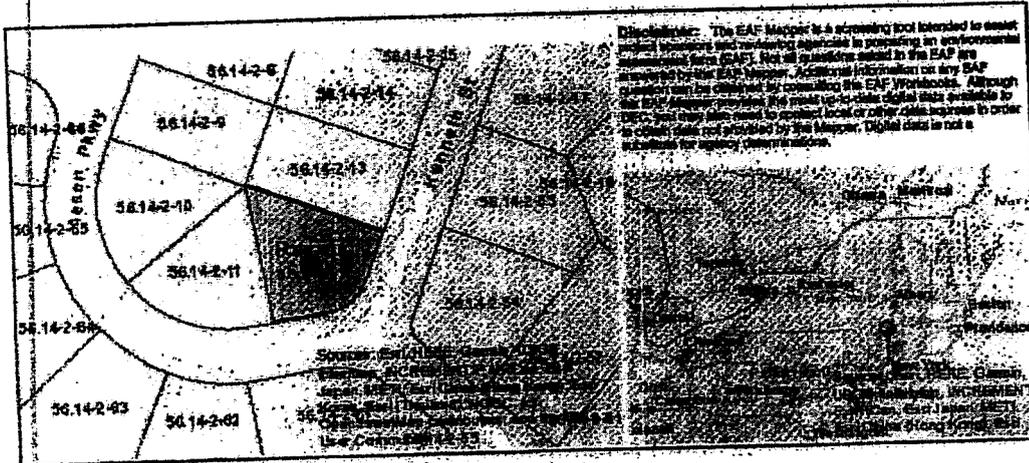
Applicant/sponsor/name: CELENTANO Date: _____

Signature: [Signature] Title: _____

PRINT FORM

EAF Mapper Summary Report

Thursday, February 06, 2020 12:12 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archaeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animals]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

DEPARTMENT OF PLANNING
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

August 21, 2020

Airmont Zoning Board of Appeals
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Tax Data: 56.14-2-12

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 4/3/2020

SEP 2 2020 PM 1:25
Date Review Received: 8/6/2020

Item: 17 BESEN PARKWAY (A-207)

A variance application to construct additions to an existing single-family dwelling on 0.25 acres in the R-15 zoning district. Variances are requested for front setback, front yard, side setback, and floor area ratio.

The northwestern corner of Kenneth Street and Besen Parkway

Reason for Referral:

NYS Thruway (I-87/287), Town of Ramapo

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

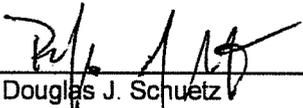
- 1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The front setback and yard are deficient by 31%. The side setback is deficient by 28%. The floor area ratio exceeds the maximum standard by 30%. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development.
- 2 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 3 A review must be completed by the County of Rockland Sewer District #1 and any required permits obtained from them.

17 BESEN PARKWAY (A-207)

4 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 330 feet northwest of the parcel. As required under Section 239nn of the State General Municipal Law, the Town of Ramapo must be given the opportunity to review the proposal and provide any concerns related to the project to the Village of Airmont.

5 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

6 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Nathan Bubel, Airmont
Rockland County Department of Health
Rockland County Sewer District #1

Anthony R. Celentano P E
Town of Ramapo Planning Board

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

 **Rockland County**
HEALTH

CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



EDWIN J. DAY
County Executive

PATRICIA S. RUPPERT, DO, MPH, CPE, DABFM, FAAFP
Commissioner of Health

SAMUEL RULLI, PE
Director, Environmental Health

September 4, 2020

Suzanne Carley, Planning and Zoning Clerk
Village of Airmont
251 Cherry Lane
P.O. Box 578
Tallman, NY 10982

Re: 17 Bensen Parkway
Variances for Addition to Single Family House
Tax lot 56.14-2-12

Dear Ms. Carley:

We have received an application and plans as prepared by Anthony R. Celentano, P.E. revised through April 3, 2020 for the above referenced project. Comments are as follows:

1. Should the Board require a stormwater management system to remediate the increase in impervious surface, application is to be made to the RCDOH for review of the system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Elizabeth Mello, P.E.
Senior Public Health Engineer
(845) 364-2616

cc: Arlene Miller, Rockland County Department of Planning
Anthony R. Celentano, P.E

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK

Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982

Telephone: 845-357-8111

Fax: 845-357-8307

Website: www.airmont.org

APPLICATION REVIEW FORM

PART I

Date 1/29/2020

Please check all that apply:

- | | | | |
|--|--|---|--------------------------------|
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Architectural Board | <input checked="" type="checkbox"/> Zoning Board of Appeals | |
| <input type="checkbox"/> C.D.R.C. (Informal) | <input type="checkbox"/> Village Board of Trustees | | |
| <input type="checkbox"/> Subdivision (indicate Sketch, Preliminary or Final) | | | |
| Number of Lots | <input type="checkbox"/> Sketch | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Development Plan | | | |
| <input type="checkbox"/> Plan Sign Plan Review | | | |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Zoning Code Amendment | |
| <input type="checkbox"/> Zone Code Change | <input type="checkbox"/> Appeals to Zoning Board* | <input type="checkbox"/> Other (specify) _____ | |

* Fill out Part I and Part II of this form

PROJECT NAME

Fast Forward Permit

APPLICANT

343 Spook Rock Rd.

Suffern

N.Y

10901

STREET

CITY

STATE

ZIP

845-533-4473

office@fastforwardpermit.com

PHONE

EMAIL

FAX

Yisroel Chaim Bask

PROPERTY OWNER

17 Besen Pkwy

Airmont

N.Y

10952

STREET

CITY

STATE

ZIP

845-213-8646

PHONE

RECEIVED

JUL 27 2020 FAX

Anthony Calenteno

ENGINEER / ARCHITECT / SURVEYOR

31 Rosmen Rd

STREET

Thiells

CITY

N.Y

STATE

10984

ZIP

845-429-5290

PHONE

jkcelentano@gmail.com

EMAIL

FAX

Kevin Conway

ATTORNEY

80 Red Schoolhouse Rd.

STREET

Spring Valley

CITY

N.Y

STATE

10977

ZIP

845-406-4956

PHONE

kconway@ktclaw.com

EMAIL

FAX

Yisroel Chaim Baskt

CONTACT PERSON

17 Besen Pkwy

STREET

Airmont

CITY

N.Y

STATE

10952

ZIP

845-213-8646

PHONE

yobakst@gmail.com

EMAIL

FAX

TAX MAP DESIGNATION

56.14

SECTION

2

BLOCK

12

LOT(S)

SECTION

BLOCK

LOT(S)

LOCATION

On the West side of Kenneth St.

approximately 325 feet South of Monsey Heights Rd.

Acreage of Parcel 0.24 Zoning District R-15

School District East Ramapo Postal District 10952

PROJECT DESCRIPTION

Single family proposing an addition on the left side of the house, and back side
of house. seeking variances

IF SUBDIVISION

1. Is any variance from the Subdivision Regulations being requested? Yes No

If yes, list variances on separate sheet and attach to application.

2. Is any open space being offered?
 Yes No *If yes, what amount?*

IF SITE DEVELOPMENT PLAN

Are any waivers from the Site Development Plan Rules and Regulations being requested?
 Yes No

If yes, list waiver(s) on separate sheet and attach to application.

PROJECT HISTORY

Has this project ever been reviewed before?
 Yes No

If yes, list case number, name, date and the Board you appeared before:

List Tax map section, block & lot numbers of all other abutting properties in the same ownership as this project:

none

This property IS within 500 feet of:
(Check all that apply)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park | <input type="checkbox"/> Long Path |
| <input type="checkbox"/> County Stream | <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County or State Facility |

List name(s) of facility checked above:

Rt 59 - NY Thruway

This property IS directly adjacent to:
(Check all that apply)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park | <input type="checkbox"/> Long Path |
| <input type="checkbox"/> County Stream | <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County or State Facility |

List name(s) of facility checked above:

Rt 59 - NY Thruway

IF ANY ITEM ABOVE IS CHECKED, A REVIEW OF THE PLAN MUST BE CONDUCTED BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M AND/OR N UNLESS WAIVED FROM REVIEW.

REFERRAL AGENCIES

- | | |
|--|--|
| <input checked="" type="checkbox"/> R.C. Highway Department | <input type="checkbox"/> NYS Dept. of Transportation |
| <input checked="" type="checkbox"/> R.C. Drainage Agency | <input checked="" type="checkbox"/> NYS Thruway Authority |
| <input checked="" type="checkbox"/> R.C. Dept. of Environmental Health | <input type="checkbox"/> Adjacent Municipality |
| <input checked="" type="checkbox"/> R.C. Sewer District #1 | <input checked="" type="checkbox"/> Town of Ramapo Sewer Dept. |

AFFIDAVIT OF OWNERSHIP/OWNER'S CONSENT

State of New York
County of Rockland
SS: Village of Airmont

I, Yisroel Chaim Bakst being duly sworn, hereby depose and say that I reside
at 17 Besen Pkwy Monsey N.Y 10952
the County of Rockland in the State of N.Y

I am the * home owner in fee simple of premises located at
17 Besen Pkwy
Airmont N.Y 10952
described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber
_____ of conveyances, page _____

Said premises have been in my/its possession since _____. Said premises are also
known and designated on the Town of Ramapo Tax Map as:

Section: 56.14 Block: 2 Lot(s) 12

M P
SIGNATURE

17 Besen Pkwy Airmont NY 10952
STREET CITY STATE ZIP

Sworn to before me this 23rd day of June, 2020

[Signature]
NOTARY PUBLIC
BRACHA ECHINAB
Notary Public, State of New York
No. 0180874796
Qualified in Rockland County
Commission Expires 11/02/2020

*If owner is corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock.

OWNERS CONSENT FORM TO VISIT PROPERTY

I, Yisroel Chaim Bakst, owner of the property described in application submitted to the Village Board, Planning Board, Zoning Board of Appeals, and/or supporting staff, do hereby give permission to members of said Boards and/or supporting staff to visit the property in question at a reasonable time during the day.

M A
SIGNATURE

Sworn to before me this 23rd day of June, 2020

[Signature]
NOTARY PUBLIC

BRACHIA BISHNAB
Notary Public, State of New York
No. 018CR17876
Qualified in Rockland County
Commission Expires 11/09/2024

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland
SS: Village of Airmont

I, Yisroel Chaim Bakst, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

- 1. Print or Type full Name and Address
Yisroel Chaim Bakst
17 Besen Pkwy Monsey N.Y 10952

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

- 2. To the zoning board of appeals Board in the Village of Airmont,
PLANNING, ZONING OR VILLAGE, ROCKLAND COUNTY, NEW YORK

Application, petition or request is hereby submitted for:
 Variance or modification from the requirements of Article _____ Section 56.14-2-12
 Special permit per the requirements of Article _____ Section _____

- Exemption from a Plat or official map
- Review and approval of proposed Subdivision Plat
- An order to issue a certificate, permit or license
- An amendment to the Zoning Ordinance or Official Map or change thereof
- Other (explain) _____

To permit construction, maintenance and use of Addition

3. Premises affected are in a **R-15** zone and from the Town of Ramapo Tax Map, the property is known as Section 56.14 Block 2 Lot(s) 12

3. There is no state officer, Rockland County Officer or employee or Town of Ramapo Officer or employee, Village of Airmont Officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant or that such officer or employee, if the applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such State, County, Town or Village Officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

4. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or the Town of Ramapo or the Village of Airmont in the petition, request or application or in the property or subject matter to which it relates: (if none, so state) NONE.

a. Name and Address of officer or employee:

b. Nature of interest: _____

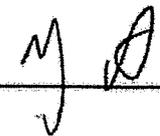
c. If stockholder, number of shares: _____

b. If officer or partner, nature of office and name of partnership:

- e. If a spouse of brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, country or town of village officer or employee, state name and address of such relative and nature of relationship of officer and employee and nature and extent of office, interest or participation or association have an interest in such ownership or in any business entity sharing in such ownership:

- e. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock, must be attached, if any of these are officers or employees of the State of New York or of the County of Rockland, or of the Village of Airmont.

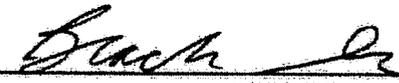
I, Yisroel Chaim Bakst do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.



 SIGNATURE

<u>17 Beson Pkwy</u>	<u>Monsey</u>	<u>NY</u>	<u>10952</u>
STREET	CITY	STATE	ZIP

Sworn to before me this 23rd day of June, 2020



 NOTARY PUBLIC

BRACHA SCHWAB
 Notary Public, State of New York
 No. 01808178788
 Qualified in Rockland County
 Commission Expires 11/09/2018 - 2023

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirements of Article _____ Section 56-14-2.12
- Special Permit per the requirements of Article _____ Section _____
- Review of an administrative decision or order of the Building Inspector
- An order to issue a Certificate of Occupancy
- An order to issue a Building Permit
- An interpretation of the Zoning Ordinance or Map
- Certification of an existing non-conforming structure or use
- Other (*explain*)

To permit construction, maintenance and use of Addition of dining room, bedroom & kitchen
in single family home

The decision or order of the Building Inspector being appealed is to be submitted together with the Notice of Appeals to Building Inspector. If an area variance is requested, specify the following:

1. The type of variance sought (Lot Area, Front Setback, Side Yard, etc.):

side and back of the house.

2. The required bulk dimension(s) is (are): 15,000 SQ ft

3. The proposed bulk dimension(s) is (are): 10,865 SQ ft

1. Front Setback – Required 35' – Provided 24.3'

2. Front Yard – Required 35' – Provided 24.3'

3. Side Setback – Required 15' – Provided 10.8'

4. Floor area ratio – Required 20% - Provided 26%

Village of Airmont

251 CHERRY LANE, AIRMONT, NEW YORK
Mailing Address: P.O. BOX 578, TALLMAN, NEW YORK 10982
Telephone: 845-357-8111 Website: www.airmont.org Fax: 845-357-8307

AGREEMENT TO PAY PROFESSIONAL CONSULTING FEES

MEMORANDUM

Pursuant to the Village of Airmont Code Section §106-22, it is the applicant's responsibility to pay all professional consulting fees, public hearing notice fees and any other fees incurred as a result of site plan review and your meeting with the Community Design Review Committee, Planning Board, Architectural Review Committee, Board of Trustees and/or Zoning Board of Appeals.

You will be receiving bills periodically from the *Village of Airmont Professionals* which must be paid in full in order for the application to continue to be processed. Failure to pay outstanding fees may result in the denial of your application and/or the Village placing a lien on the property. Below find the hourly rates per professional. *Please note: Not all professionals attend every meeting.*

<i>Eve Mancuso; Asst Village Engineer</i>	<i>\$ 165.00</i>	<i>hourly</i>
<i>Dennis Letson; Alt. Asst. Village Engineer</i>	<i>\$ 160.00</i>	<i>hourly</i>
<i>Stu Turner, Village Planner</i>	<i>\$160.00</i>	<i>hourly</i>
<i>Adriana Beltrani, Asst. Village Planner</i>	<i>\$100.00</i>	<i>hourly</i>
<i>Dan Kraushaar, Asst. Village Attorney</i>	<i>\$175.00</i>	<i>hourly</i>

The Village will provide a stenographer to any applicant at any Planning Board or Zoning Board of Appeals meeting. **By checking the box to the left, the applicant agrees to pay any fees incurred by the Village for a stenographer. If this box is not checked, a stenographer will NOT be provided.**

These fees are subject to change without written notice. Thank you for your anticipated cooperation.

In the event the applicant and/or property owner fails to reimburse the village for the fees incurred by the review of its professionals, the Village may re-levy the delinquent payments as an additional tax on the property which is the subject of the application.

The undersigned is aware of the above regulations of the Village of Airmont Code §106-22, Local Law No. 14-93 and has reviewed said law and code and agrees to be bound by same.

1/29/2020 DATE


SIGNATURE OF PROPERTY OWNER

1/29/2020 DATE


SIGNATURE OF APPLICANT/REPRESENTATIVE



Rockland County

Ed Day, Rockland County Executive

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCS@co.rockland.ny.us

George Hoehmann
Chairman

Michael R. Saber, P.E.
Executive Director

September 2, 2020

Ms. Suzanne Carley
Planning and Zoning Board Clerk
Village of Airmont
P.O. Box 578
Tallman, NY 10982

Re: 17 Besen Parkway
Tax Lot 21/56.14-2-12 (formerly 18./165/ED1)

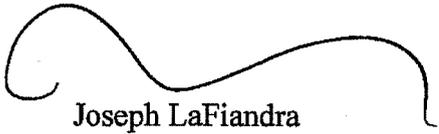
Dear Ms. Carley:

Our office has received and reviewed a plot plan that was last revised on April 3, 2020, which Anthony R. Celentano, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Approval of this application and the variances for the proposed additions to a one-family residence on a 10,864 square foot lot in the R-15 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., with an apartment, a house of worship, a school, a daycare center, or a home occupation), the District will require further review and the owner will have to pay an impact fee.**

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

cc: M. Saber D. Gregory
Helen Kenny-Burrows – Rockland County Department of Planning
Yisroel Chaim Bakst – 17 Besen Parkway, Monsey, NY 10952

File: TOR 56.14-2-12 – 17 Besen Parkway
Reader

Rocklandgov.com