

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

Join Zoom Meeting

<https://zoom.us/j/97795471509?pwd=dVJNdTBtNU5ZMlBldVZTNFZnRkZjZUT09>

Meeting ID: 977 9547 1509

Passcode: 352150

One tap mobile

+16465588656,,97795471509#,,,,,0#,,352150# US (New York)

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

5. Continued Public Hearing - 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.

6. NEW BUSINESS

7. ADJOURNMENT

**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: 17 BESEN PKWY			
Project Location (describe, and attach a location map): 17 BESEN PARKWAY			
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?		<u>0.25</u> acres	
b. Total acreage to be physically disturbed?		<u>0.11</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.25</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			

		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?		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: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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, waste 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"/>

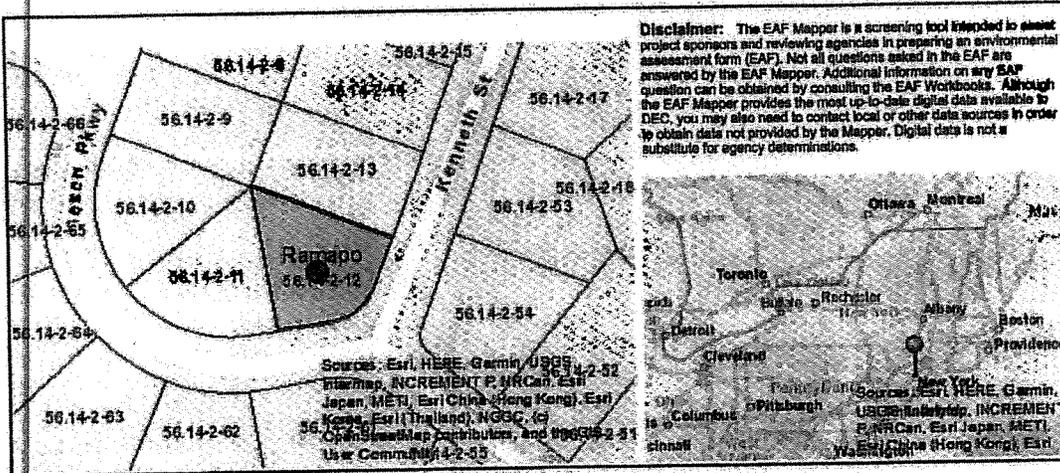
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>CELESTINE</u> Date: _____		
Signature: <u>[Signature]</u> 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 [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

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 30.4%**

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OCT - 2 2020
Village of Airmont
Planning & Zoning Board

Date



FAST FORWARD PERMIT

Narrative

PROFILE

Permit Expediter

CONTACT

PHONE:
845-533-4473

WEBSITE

www.fastforwardpermit.com

EMAIL

office@fastforwardpermit.com

PROPERTY

DATE: 10/01/20

17 Besen Pkwy
Monsey, New York 10952
Parchel # 56.14-2-12

PROJECT DESCRIPTION

Proposing a two story addition to an existing two story frame dwelling. In order to obtain a permit, the applicant acquire the following variances:

These measurements have been added to the architect drawings

Lot Area = 10864 sq. ft.

Existing Basement with Existing First Floor = 1543 sq. ft.

Existing Second = 615 sq. ft.

Basement with New First Floor = 1897 sq. ft.

New Second Floor = 1409 sq. ft.

Existing Living Space = 2158 sq. ft.

Existing with New Total Living Space = 3306 sq. ft.

INFORMATION

Owner of the property – Yisroel & Yocheved Bakst
Builder of the property - Jnc Construction Usa Corp.

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OCT - 2 2020
Village of Airborne

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 210-8 Tables 8,3,4,5,13
- 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 30.4%

