

VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA

Thursday, September 12, 2019
8:00 PM
Village Hall

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- 5. PUBLIC HEARING-** Public Hearing on the application of **Stage Street Associates, LLC – 124 Route 59** for the following variances:
Minimum Lot Area – 60,000 sf required; 22,975 sf proposed
Minimum Front Setback – 50’ required; 23.1 proposed
Minimum Side Setback -20’ required; 0 proposed
Minimum Total Side Setback – 85’ required; 45’ proposed
Minimum Side Yard – 20’required; 0’ proposed
Minimum Rear Setback – 50’ required; 29’ proposed
Buffer to residential zone – Minimum 50’ required; 0’ proposed

The variances are being sought pursuant to Article IV Sections 210-32(2) and/or Sections 210-28 of the Village of Airmont Zoning Code to permit construction, maintenance and use of 6,333 sf of warehousing with 8 parking spaces and 3 loading bays. The property is located on the north side of Route 59 approximately +/- 400 feet west of Stage Street. The lot is designated as Section 55.10, Block 3 and Lot 8 on the Town of Ramapo Tax Map. The property is located in the LO zoning district and is comprised of 22,975sf. The street address is 124 Route 59 Suffern, NY 10901.

- 6. PUBLIC HEARING -**Public Hearing on the application of **Stage Street Associates, LLC – 130 Route 59, 22 & 24 Stage Street** for the following variances:
Minimum Lot Width – 200’ required; 131’ proposed
Minimum Front Setback – 75’ required; 7’ proposed (existing non-conforming condition)
Minimum FrontYard -15’required;7’proposed(existing non-conforming condition)
Minimum Side Setback - 50’ required; 5’ proposed
Minimum Total Side Setback – 100’ required; 42’ proposed
Minimum Side Yard – 20’required; 5’ proposed
Buffer to residential zone – minimum 50’ required; 0’ proposed
Parking in side yard – parking is not permitted in side yard. The parking spaces on the west side of the property will be 5.6’ from the property line.

Variances are being sought pursuant to Article IV Section 210-28 of the Village of Airmont Zoning Code to permit construction, maintenance and use of 25,213 sf of warehousing and 11,250 sf office space with 83 parking spaces, 24 to be located on Stage Street and 9 loading bays. The properties are located on the north side of Route 59 approximately +/- 200 feet west of Stage Street. The lots are designated as Section 55.10, Block 3 and Lot 10; and Section 55.07, Block 2, Lots 1 & 2 on the Town of Ramapo Tax Map. The properties are located in the LO zoning district and are comprised of 148,489 sf. The street addresses are 130 Route 59, 22 & 24 Stage Street Suffern, NY 10901.

7. NEW BUSINESS

8. ADJOURNMENT