

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA**

**Thursday, October 10, 2019
8:00 PM
Village Hall**

**MEETING ADJOURNED TO
THURSDAY, NOVEMBER 14, 2019
8:00PM**

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- 1. CALL TO ORDER**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. ROLL CALL**
 - 4. APPROVAL OF MINUTES**

- 5. CONTINUED 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 Front Yard -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 with a special permit for 25,213 sf of warehousing and 11,250 sf office space with 83 parking spaces, 24 of the spaces 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.

- 6. CONTINUED 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 with a special permit for 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.

- 7. NEW BUSINESS**
- 8. ADJOURNMENT**