

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA
Thursday, March 12, 2020
8:00 PM
Village Hall**

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

5. 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 Lot Width – 200 ft required; 80 ft proposed
- Minimum Front Setback – 75 ft required; 210-131 allows 50 ft; 23.1 ft proposed
- Minimum Side Setback -50 ft required; 210-131 allows 10ft; 0 ft proposed
- Minimum Side Yard – 20 ft required; 210-131 allows 10ft; 0 ft proposed
- Minimum Rear Setback – 50’ required; 25 ft proposed
- Minimum Street Frontage – 100 ft required; 80 ft proposed
- Buffer to Residential Zone – Minimum 50’ required; 25’ proposed

The lot is an existing non-confirming lot as it is less than 100’ in width. The variances are being sought pursuant to Article IV Sections 210-32(2) where a nonresidential lot has less than 100’ of lot width, the minimum requirements Section 210-132(2)(a)-(e) apply of the Village of Airmont Zoning Code to permit construction, maintenance and 5,616 sf of warehousing with 7 parking spaces (including 1 handicapped) and 3 loading bays. The rear building will be kept 50’ from the rear property line with a 25’ buffer and a 25’ setback. The lot is an 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 on the Application of Stage Street Associates, LLC – 130 Route 59, 22 & 24 Stage Street for the following variances some which have been modified:

- Minimum Lot Width – 200’ required; 131’ proposed
- Minimum Front Setback – 75’ required; 17’ proposed
- Minimum Side Setback - 50’ required; 5’ proposed
- Minimum Total Side Setback – 100’ required; 45.3’ proposed
- Minimum Side Yard – 20’ required; 5’ proposed
- Buffer to residential zone – minimum 50’ required; 0’ proposed
- Parking inside yard – parking is not permitted in a 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 23,794 sf of warehousing and 11,250 sf office space. The plans have been adjusted to include a special use permit, a waiver for the size of the loading berths and a waiver for parking. The project will include 65 parking spaces (including 5 handicapped) and 9 loading bays. Parking on Stage Street is no longer being requested and 10 additional spaces are alongside the westside of the building. The building will be also be reduced by 20 feet to further the distance from residential lots. The front setback and front yard have increased to 17’. 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**