

**VILLAGE OF AIRMONT
ZONING BOARD OF APPEALS
AGENDA
Tuesday, April 28, 2020
8:00 PM
Village Hall**

**MEETING WILL BE RE-SCHEDULED TO A FUTURE
DATE TO BE DETERMINED**

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

Variations 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.

- 6. NEW BUSINESS**
- 7. ADJOURNMENT**