

TOWN OF RAMAPO

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Building, Planning & Zoning

To be published

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the Zoning Board of Appeals of the Town of Ramapo on Thursday, September 22, 2011 at 8:00 p.m., or as soon thereafter as possible, at Ramapo Town Hall, 237 Route 59, Suffern, New York on the following matters:

Application of Congregation Bais Zichron Eliezer, 28 Westside Avenue, Spring Valley, New York for variances of the requirements of Section 376-41 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a front deck, which will have less than the required front yard, and front setback, and greater than permitted development coverage. The property in question is located on the west side of Westside Avenue, approximately 79 feet south from the intersection of Stephen Place, which is known and designated on the Ramapo Tax Map as Section 57.09-1-97.1 in an R-15C zone.

Application of Neshier Development, 5 Neshier Court, Monsey, New York for variances of the requirements of Section 376-41 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a proposed subdivision with two 3-family semi-attached dwellings, each with 3 accessory apartments, which will have less than the required front setback, front yard, side setback, side yard, rear setback, rear setback to deck, and rear yard, and greater than permitted development coverage on Lot #1, and which will have less than the required front setback, front yard, rear setback, rear setback to deck, and rear yard, and greater than permitted development coverage on Lot #2. The property in question is located on the northwest side of Neshier Court, approximately 200 feet north from the intersection of West Central Avenue, which is known and designated on the Ramapo Tax Map as Section 56.12-3-6 in an R-15C zone.

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Application of Abraham Rosenberg, 84 Francis Place, Spring Valley, New York for variances of the requirements of Section 376-52C of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of an eight foot fence at one foot from the property line. Pursuant to Section 376-52C, a fence or wall not more than four feet in height is permitted along any lot line and no more than six feet in height along that part of any lot line behind the required front yard. A fence or wall over the six foot height is permitted, provided that it is set back from the lot line a distance equal to two-thirds its height. All fences shall be constructed with the outer face thereof located a minimum of one foot from the property line, except that a common fence may be constructed on the property line with the written consent of both abutting owners. All fences shall be constructed with the outer or better appearing face facing towards the abutting property or street. The property in question is located on the east side of Briarwood Lane, approximately 2,000 feet from the intersection of College Road, which is known and designated on the Ramapo Tax Map as Section 49.13-2-1 in an RR-50 zone.

Application of Shiniver Congregation of Monsey, 6 Jeffrey Place, Monsey, New York for variances of the requirements of Sections 376-41 and 376-71 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a Local House of Worship, which will have less than the required lot width, front setback, front yard, side setback, total side setback, side yard, and parking. In addition, pursuant to Section 376-71, a turnaround is required. The property in question is located on the southerly side of Jeffrey Place, approximately 275 feet north of Maple Avenue, which is known and designated on the Ramapo Tax Map as Section 56.08-3-53 in an R-15C zone.

Application of Jacob Steinmetz, 12 Francis Place, Monsey, New York for variances of the requirements of Sections 376-41 and 376-61A of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a three family dwelling with 3 accessory apartments, which will have less than the required front setback, front yard, side setback, and rear setback, and greater than permitted development coverage. In addition, a variance will be required from Section 376-61A, which states that the outer court is to be as wide as its depth. The property in question is located on the east side of Francis Place, approximately 110 feet south from the intersection of Nancy Lane, which is known and designated on the Ramapo Tax Map as Section 49.20-3-54 in an R-15C zone.

Application of Congregation Rimza D'Chochmosa, 51 Francis Place, Monsey, New York for variances of the requirements of Section 376-41 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a three family dwelling with 2 accessory apartments, which will have less than the required lot area, front setback, front yard, side setback, total side setback, and rear setback, and greater than permitted development coverage. The property in question is located on the north side of Francis Place, approximately 100 feet east from the intersection of Ronald Drive, which is known and designated on the Ramapo Tax Map as Section 49.20-3-13 in an R-15C zone.

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Application of Decatur Homes, c/o Alex Goldberger, 305 Airport Executive Park, Nanuet, New York for variances of the requirements of Sections 376-41 and 376-61 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a three family dwelling with 3 accessory apartments, which will have less than the required side setback, total side setback, side yard, rear setback, and rear setback to deck, and greater than permitted development coverage. In addition, a variance will be required from Section 376-61 for the courtyard. The property in question is located on the north side of Central Avenue, at the intersection of Decatur Avenue, which is known and designated on the Ramapo Tax Map as Section 57.09-1-22 in an R-15C zone.

Application of Reliable Auto Repair of Monsey, 14-16 Main Street, Monsey, New York for variances of the requirements of Sections 376-41 and 376-125 of the Zoning Law of the Town of Ramapo, to permit the increase in car sales to 10 cars, and to add a shed and a sign, which will have less than the required lot area, lot width, side setback, total side setback, side yard, rear setback, and rear yard, and greater than permitted development coverage. In addition, a variance is required pursuant to Section 376-125 (Gasoline Service Stations F), which states that six vehicles are permitted. Further, the property is located in an MU-1 zone, in which the current use may not be expanded as it is a nonconforming use and any expansion will require a variance from Section 376-131B. The property in question is located on the east side of Main Street, approximately 250 feet north from the intersection of Route 59, which is known and designated on the Ramapo Tax Map as Section 56.15-2-10 in an MU-1 zone.

Application of Calvert Estates, LLC, 35 West Street, Spring Valley, New York for variances of the requirements of Sections 376-41 and 376-61 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a two lot subdivision, with a 3family dwelling, on each lot, which will have less than the required side yard, rear setback to dwelling, and rear setback to deck, and greater than permitted development coverage. In addition, a variance will be required from Section 376-61 for a courtyard. The property in question is located on the south side of Calvert Drive, approximately 260 feet east from the intersection of Crown Road, which is known and designated on the Ramapo Tax Map as Section 49.15-3-28.1 in an R-15C zone.

Application of Calvert Estates, LLC, 35 West Street, Spring Valley, New York for variances of the requirements of Sections 376-41 and 376-61 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a two lot subdivision, with a 3 family dwelling on each lot, which will have less than the required side yard, rear setback to dwelling, and rear setback to deck, and greater than permitted development coverage. In addition, a variance will be required from Section 376-61 for a courtyard. The property in question is located on the south side of Calvert Drive, approximately 260 feet east from the intersection of Crown Road, which is known and designated on the Ramapo Tax Map as Section 49.15-3-28.2 in an R-15C zone.

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Application of Congregation Oiz Vehudor, 8 Truman Avenue, Spring Valley, New York for variances of the requirements of Section 376-41 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a Local House of Worship, which will have less than the required front setback, front yard, side setback, total side setback, rear yard, rear setback, and parking, and greater than permitted development coverage. The property in question is located on the east side of Herrick Avenue, at the corner of Stephen Place, which is known and designated on the Ramapo Tax Map as Section 57.09-1-5 in an R-15C zone.

BY ORDER OF THE ZONING BOARD OF APPEALS OF THE TOWN OF RAMAPO

Dated At Suffern, New York
This 8th day of September 2011

R. Charlene Weaver, Acting Chairperson