

TOWN OF RAMAPO

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Building, Planning & Zoning

To be published October 20, 2011

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 October 27, 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 Eva Margaretten, 14 Walter Drive, Monsey, 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, which will have less than the required side setback, total side setback, rear setback, and rear setback to deck, and greater than permitted development coverage. In addition, a variance will be required from Section 376-61, in that an outer court shall be at least twenty feet wide, as wide as its depth or as wide as the height of the highest wall adjoining said court, whichever is the greatest. The property in question is located on the east side of Walter Drive, approximately 100 feet south of Edwin Lane, which is known and designated on the Ramapo Tax Map as Section 56.08-5-23 in an R-15C zone.

Application of Herbert Rausman, 50 West Maple Avenue, Monsey, New York for variances of the requirements of Sections 376-41 and 376-31 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a two family dwelling with 2 accessory apartments, which will have less than the required lot area, lot width, front setback, front yard, side setback, and total side setback, and greater than permitted floor area ratio. In addition, a variance will be required from Section 376-31, in that only one accessory apartment is permitted. The property in question is located on the north side of West Maple Avenue, at the corner of Hershel Terrace, which is known and designated on the Ramapo Tax Map as Section 56.07-3-90 in an R-15A zone.

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Application of Congregation Ohr Chaim, 18 Forshay Road, 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 and a rabbi's residence, which will have less than the required lot width, lot area, front setback, side setback, total side setback, street frontage and parking. In addition, a variance will be required from Section 376-31(A) for parking in the front yard. The property in question is located on the east side of Forshay Road, approximately 152 feet north of Lodi Lane, which is known and designated on the Ramapo Tax Map as Section 49.06-2-52 in an R-35 zone.

Application of Cheskel Gottlieb, 4 Edwin Lane, 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 an addition to an existing three family dwelling with 3 accessory apartments, consisting of side and front decks, stairs, and walkway, which will have less than the required front setback to Maple Avenue, front setback to Maple Terrace, front yard, side setback, and rear setback. The property in question is located on the west side of Maple Terrace, at the corner of Maple Avenue, which is known and designated on the Ramapo Tax Map as Section 56.08-2-56 in an R-15C zone.

Application of Samuel Wasserman, 315 Rutledge Street, Brooklyn, 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 3 accessory apartments, which will have less than the required lot area, front setback, front yard, side setback, total side setback, rear setback, and rear setback to deck, and greater than permitted development coverage. The property in question is located on the south side of Elaine Place, approximately 200 feet west of Howard Drive, which is known and designated on the Ramapo Tax Map as Section 56.08-3-7 in an R-15C zone.

Application of Solomon Hirsch, 14 Joan Lane, 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 ramp in the front yard, which will have less than the required front yard, and front setback. The property in question is located on the northwest side of Joan Lane, approximately 131 feet north of Carlton Road, which is known and designated on the Ramapo Tax Map as Section 49.19-6-33 in an R-15A zone.

Application of Michael Streicher, 24 Brewer Road, 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 single family dwelling with one accessory apartment, which will have less than the required front setback and front yard. The property in question is located on the east side of Brewer Road, approximately 644 feet north of Old Nyack Turnpike, which is known and designated on the Ramapo Tax Map as Section 56.16-2-61 in an R-15A zone.

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Application of Salvatore Sgarlata, 22 Suffern 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 conversion of a single family dwelling to a two family dwelling, which will have less than the required lot area, front setback (Suffern Place), front setback (Robert Road), front yard (Suffern Place), front yard (Robert Road), side setback, rear yard (shed), rear setback, and rear setback to deck, and greater than permitted floor area ratio. The property in question is located on the south side of Suffern Place, at the corner of Robert Road, which is known and designated on the Ramapo Tax Map as Section 56.15-1-15 in an R-15 zone.

Application of Morton Gross, 118 Union Road, Spring Valley, New York for variances of the requirements of Sections 376-41 and 376-52 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of an addition to a single family dwelling, which will have less than the required lot area, front setback, front yard, side setback, total side setback, side yard, and rear yard, and greater than permitted floor area ratio. In addition, a variance will be required from Section 376-52, for a fence at the property line, which requires a one foot clearance. The property in question is located on the east side of Union Road, approximately 200 feet south of Bluefield Drive, which is known and designated on the Ramapo Tax Map as Section 50.13-3-28 in an R-15C zone.

Application of Rivka Klyman, 5 Ralph Boulevard, Monsey, New York for variances of the requirements of Sections 376-41 and 376-52 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, and total side setback, and greater than permitted development coverage. In addition, a variance will be required from Section 376-52, for a fence at the property line, which requires a one foot clearance. The property in question is located on the northeast side of Calvert Drive, approximately 50 feet northwest of Crown Road, which is known and designated on the Ramapo Tax Map as Section 49.15-3-22 in an R-15C zone.

Application of David Hayes and Lisa Wolfe, 1 Cooper Morris Drive, Pomona, New York for a variance of the requirements of Sections 376-41, 376-52 and 376-50 of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a barn, which will have less than the required front yard (Route 45). In addition, a variance will be required from Section 376-52, which states that a four foot fence is permitted in the required front yard, and from Section 376-50, which states that an accessory structure is not permitted within any yard and not within the required front setback. The property in question is located on the north side of Cooper Morris Drive, at the corner of Route 45, which is known and designated on the Ramapo Tax Map as Section 33.11-1-42 in an RR-80 zone.

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

Dated At Suffern, New York
This 3rd day of October 2011

R. Charlene Weaver, Acting Chairwoman