

TOWN OF RAMAPO

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Building, Planning & Zoning

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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, February 16, 2012 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 Dalet Dee Properties, c/o Arnold W. Blatt, P.O. Box 232, Tallman, 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 two family dwelling with 2 accessory apartments, which will have less than the required lot area, lot width, front setback, front yard, side setback, total side setback, rear setback, and street frontage, and greater than permitted building height, development coverage, and floor area ratio. A variance from Section 280A of the Town Law will be required, in that no frontage is provided on a public road. In addition, a variance is required from Section 376-31 of the Zoning Law of the Town of Ramapo, in that two accessory apartments are proposed and only one is permitted. If the variance to permit two accessory apartments is granted, a variance is required for less than the required number of parking spaces. If the variance for two accessory apartments is not granted, a variance is also required for less than the required number of parking spaces. The property in question is located on the north side of Old Nyack Turnpike, approximately 230 feet west from the intersection of Hammond Street, which is known and designated on the Ramapo Tax Map as Section 56.15-3-9.4 in an R-15A zone.

Application of Route 306 LLC, 287 Route 59, 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 six lot subdivision, consisting of four 3 family semi-attached dwellings and 2 existing single family dwelling, which will have less than the required lot area, lot width, rear setback, rear setback to deck, street frontage, and less than the required setback from the property line for a wall/fence, and greater than permitted development coverage on Lot #1; less than the required lot area, lot width, front setback, front yard, rear setback, rear setback to deck, street frontage, and less than the required setback from the property line for a fence (rear), and greater than

permitted development coverage on Lot #2; less than the required lot area, lot width, front setback, front yard, rear setback, street frontage, and less than the required setback from the property line for a fence (rear), and greater than permitted development coverage on Lot #3; and less than the required lot area, lot width, front setback, front yard, street frontage, and less than the required setback from the property line for a fence (rear/side), and greater than permitted development coverage on Lot #4; and less than required side yard on Lot #5. The property in question is located on the west side of Route 306, approximately 270 feet south from the intersection of Rita Avenue, which is known and designated on the Ramapo Tax Map as Sections 49.19-5-19.1, 49.19-5-19.2, 49.19-5-26, and 49.19-5-27 in an R-15C zone.

Application of Glen Hill Estates, P.O. Box 990, Monsey, New York for variances of the requirements of Section 376-41, Section 376-62(A), and Section 376-61A of the Zoning Law of the Town of Ramapo, to permit the construction, maintenance and use of a condominium complex with seven buildings with 78 dwelling units, a community center, and related parking and infrastructure, which will have less than the required side setback (as per XBA-3800), less than required building separation (as per XBA-3278), and less than required courtyard. The property in question is located on the south side of Glen Hill Road and the intersection of Joshua Court, which is known and designated on the Ramapo Tax Map as Sections 56.15-1-43 and 56.15-1-44 in an MR-12 zone.

Application of Abraham Berger, 7 Albert Drive, 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 two family dwelling with 2 accessory apartments, which will have less than the required lot area, lot width, total side setback, and street frontage, and greater than permitted development coverage and floor area ratio. The property in question is located on the south side of Albert Drive, approximately 400 feet west from the intersection of Saddle River Road, which is known and designated on the Ramapo Tax Map as Section 56.11-1-88 in an R-15A zone.

Application of Alef Dee Properties, c/o Arnold W. Blatt, P.O. Box 232, Tallman, 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 two family dwelling with 2 accessory apartments, which will have less than the required lot area, lot width, front setback (Old Nyack Turnpike), front setback (private road), front yard (Old Nyack Turnpike), front yard (private road), total side setback, minimum side setback, side yard, rear setback, and street frontage, and greater than permitted building height, development coverage, and floor area ratio, and less than the required number of parking spaces. In addition, a variance is required from Section 376-31 of the Zoning Law of the Town of Ramapo, in that two accessory apartments are proposed and only one is permitted. The property in question is located on the north side of Old Nyack Turnpike, approximately 230 feet west from the intersection of Hammond Street, which is known and designated on the Ramapo Tax Map as Section 56.15-3-9.1 in an R-15A zone.

Application of Gimel Dee Properties, c/o Arnold W. Blatt, P.O. Box 232, Tallman, 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 two family dwelling with 2 accessory apartments, which will have less than the required lot area, lot width, front setback, front yard, side setback, total side setback, rear setback, and street frontage, and greater than permitted building height, development coverage, and floor area ratio. A variance from Section 280A of the Town Law will be required for no frontage on a public road. In addition, a variance is required from Section 376-31 of the Zoning Law of the Town of Ramapo, in that two accessory apartments are proposed and one is permitted. If the variance to permit two accessory apartments is granted, a variance is required for less than the required number of parking spaces. If the variance for two accessory apartments is not granted, a variance is also required for less than the required number of parking spaces. The property in question is located on the north side of Old Nyack Turnpike, approximately 230 feet west from the intersection of Hammond Street, which is known and designated on the Ramapo Tax Map as Section 56.15-3-9.2 in an R-15A zone.

Application of Chavie Matyas, 24 College 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 two family dwelling with 2 accessory apartments, which will have less than the required rear setback to deck, front setback, and front yard (Horton). In addition, a variance will be required from Section 376-31 of the Zoning Law of the Town of Ramapo, in that accessory apartments are not a permitted use in the R-15 zone. The property in question is located on the north side of Horton Drive, at the corner with College Road, which is known and designated on the Ramapo Tax Map as Section 56.10-2-31.1 in an R-15 zone.

Application of Chavie Matyas, 24 College 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 two family dwelling with 2 accessory apartments, which will have less than the required front setback, front yard, side setback, and rear setback to deck. In addition, a variance will be required from Section 376-31 of the Zoning Law of the Town of Ramapo, in that accessory apartments are not a permitted use in the R-15 zone. The property in question is located on the north side of Horton Drive, at the corner with College Road, which is known and designated on the Ramapo Tax Map as Section 56.10-2-31.2 in an R-15 zone.

Application of David Smolinoff, 16 Laurie 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 two family dwelling, which will have less than the required front setback (Carlton), and front yard (Carlton). The property in question is located on the north side of Laurie Lane, at the corner with Carlton Lane, which is known and designated on the Ramapo Tax Map as Section 49.14-1-36 in an R-35 zone.

Application of Ilse Loeb, 9 Briarcliff Drive, 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 two family dwelling, which will have less than the required lot area, lot width, total side setback, side setback, and street frontage, and greater than permitted floor area ratio. The property in question is located on the north side of Briarcliff Drive, at the corner with Hilltop Lane, which is known and designated on the Ramapo Tax Map as Section 56.7-3-41 in an R-15 zone.

IN THE EVENT THAT THE HEARINGS ARE CANCELED DUE TO INCLEMENT WEATHER, THE HEARINGS WILL BE HELD ON FEBRUARY 23, 2012 AT 8:00 P.M. PLEASE CONTACT THE ZONING BOARD OF APPEALS OFFICE AT 357-5100, EXT. 282, IN THE EVENT OF INCLEMENT WEATHER.

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

Dated At Suffern, New York
This 27th day of January 2012

F. Charlene Weaver, Chairman