

Town of Ramapo

237 Route 59

Suffern, New York 10901

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Building, Planning & Zoning

To be published March 28, 2019

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, April 4, 2019 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 Zichron Ohel Elimelech Tosh, P.O. Box 1079, Monsey New York, for the 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 lot area, front yard/front setback (Decatur Avenue), front yard/front setback (Maple Avenue) side yard, rear yard, parking spaces and greater than permitted *development coverage*. The property in question is: 146 Maple Avenue, Monsey, New York, located on the north side of Maple Avenue, 0 feet east from the intersection of Decatur Avenue, which is known and designated on the Ramapo Tax Map as Section 57.05-1-53 in an R-15C zone.

Application of Fifty Seven Decatur Corp., P. O. Box 969, Poughkeepsie, New York, for the 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 three accessory apartments, which will have less than the required front yard/front setback (Decatur Avenue), front yard/front setback (Stephens Place), *side setback*, rear setback, rear setback (deck). The property in question is: 20 Stephens Place, Spring Valley, New York, located on the south side of Stephens Place, 0 feet west from the intersection of Decatur Avenue, which is known and designated on the Ramapo Tax Map as Section 57.09-1-6 in an R-15C zone.

Application of Joseph and Miriam Fisch, 75 Decatur Avenue, Spring Valley, New York, for the 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 shed and steps to an existing single family dwelling, which will have less than the required side setback, total side setback, side yard and rear yard. The property in question is: 75 Decatur Avenue, Spring Valley, New York, located on the west side of Decatur Avenue, approximately 350 feet north from the intersection of Stephen Place, which is known and designated on the Ramapo Tax Map as Section: 57.05-2-35 in an R-15C zone

Application of Gerald and Chana Kantor, 10 Emes Lane, Monsey, New York, for the 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 one accessory apartment, which will have less than the required lot area, lot width, front yard, front setback, side setback, total side setback, street frontage and greater than permitted floor area ratio. The property in question is: 10 Emes Lane, Monsey, New York, located on the east side of *Emes Road*, *approximately 690* feet north from the intersection of *Albert Drive*, which is known and designated on the Ramapo Tax Map as Section 56.07-2-71 in an R-15A zone

Application of 8 Leon Drive, LLC, 11 Lenore Avenue, Monsey, New York, for the 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 two accessory apartments, which will have less than required, total side setback, rear setback, rear setback (deck) and greater than permitted development coverage. The property in question is: 8 Leon Drive, Monsey, New York, located on the north side of Leon Drive, approximately 250 feet west from the intersection of Suzanne Drive, which is known and designated on the Ramapo Tax Map as Section: 56.08-2-23 in an R-15C zone.

Application of Samuel D. Oshry, 13 Vincent Road, # 102, Spring Valley, New York, for the 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, front yard, front setback, side setback,, total side setback, rear setback, rear setback (deck), street frontage, greater than permitted development coverage and greater than permitted floor area ratio. The property in question is: 96 West Eckerson Road, Spring Valley, New York, located on the *south* side of East Eckerson Road, approximately 100 feet *east* from the intersection of Hempstead Road, which is known and designated on the Ramapo Tax Map as Section: 50.14-4-20 in an R-15 zone.

Application of 113 S. Madison Ave, LLC, 4403 15th Avenue, # 155, Brooklyn, New York, for the 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 with Rabbi's residence, which will have less than the required lot area, front yard, front setback, side setback, total side setback, rear setback, rear setback (deck), greater than permitted development coverage and greater than permitted floor area ratio. The property in question is: 113 South Madison Avenue, Spring Valley, New York, located on the west side of South Madison Avenue, approximately 265 feet north from the intersection of Old Nyack Turnpike, which is known and designated on the Ramapo Tax Map as Section: 57.17-4- 63 in an R-15A zone.

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

Dated at Suffern, New York

F. Charlene Weaver, Chairperson

This 19th day, March, 2019