

Town of Ramapo

237 Route 59

Suffern, New York 10901

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Building, Planning & Zoning

To be published March 5, 2020

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, March 12, 2020 at 7:30 p.m.**, or as soon thereafter as possible, at Ramapo Town Hall, 237 Route 59, Suffern, New York on the following matters:

Application of Regina Kizelnik, 26 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 three accessory apartments, which will have greater than permitted floor area ratio. The property in question is: 26 Lenore Avenue, Monsey, New York, located on the north side of Lenore Avenue, approximately 380 feet east of the intersection of Phyllis Terrace, which is known and designated on the Ramapo Tax Map as Section 49.20-2-55 in an R-15C zone.

Application of June Holdings, LLC, 502 West Central 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 two family dwelling, which will have less than the required lot area, front yard and front setback (West Central Avenue and Westside Avenue), side setback, rear setback and rear setback (deck). The property in question is: 502 West Central Avenue, Spring Valley, New York, located on the on the north side of West Central Avenue, approximately 198 feet west from the

intersection of Westside Avenue, which is designated on the Ramapo Tax Map as Section 57.09-1-87 in an R-15C zone.

Application of Hana Klagsbrun, 2 Johanna 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, which will have less than the required front setback, front yard, side setback, rear setback, rear setback (deck) and greater than permitted floor area ratio. The property in question is: 2 Johanna Lane, Monsey, New York, located on the west side of Johanna Lane, approximately 250 feet west from the intersection of Roberts Road, which is known and designated on the Ramapo Tax Map as Section 56.15-1-17 in an R-15 zone.

Application of Stephens Villas, LLC, 23 Elish Parkway 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 three family dwelling with three accessory apartments, which will have less than the required lot width, rear setback, rear setback (deck), street frontage, greater than permitted development coverage and greater than permitted floor area ratio. The property in question is: 20 Stephens Place, Spring Valley, New York, located on the south side of Stephens Place, approximately 75 feet east from the intersection of Westside Avenue, which is known and designated on the Ramapo Tax Map as Section 57.09-1-3 in an R-15C zone.

Application of Wolf Winkler, 35 Francis Place 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 three accessory apartments, which will have less than the required total side setback, rear setback, greater than permitted development coverage and greater than permitted floor area ratio. The property in question is: 35 Francis Place, Monsey, New York, located on the north side of Francis Place, approximately, 530 feet east from the intersection of Ronald Drive, which is designated on the Ramapo Tax Map as Section 49.20-3-5 in an R-15C zone.

Application of Abraham Tabak, 19 Sylvan Road, 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 total lot area, front yard, front setback and greater than permitted floor area ratio. The property in question is: 19 Sylvan Road, Monsey New York, located on the east side of Sylvan Road, approximately 110 feet north from the intersection of Albert Drive, which is known and designated on the Ramapo Tax Map as Section 56.11-1-54 in an R-15A zone.

Application of Mar & Riv, LLC, 3 Van Buren Drive, # 203, Monroe, 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 lot area, lot width, front setback, front yard, side setback, total side setback and front and side setback (wall and fence). The property in question is: 119 Route 306, Monsey, New York, located on the west side of Route 306, approximately 834 feet north from the intersection of Maple Avenue, which is known and designated on the Ramapo Tax Map as Section 56.07-4-10 in an R-15C zone.

Application of Howard and Gwen Messing, 3 Mariner Way, 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 enlargement of a deck to an existing single family dwelling, which will have less than the required rear setback (deck) and rear yard (shed). The property in question is: 3 Mariner Way, Monsey, New York, located on the south side of Mariner Way, approximately 79 feet east from the intersection of Ladentown Road, which is known and designated on the Ramapo Tax Map as Section 41.19-4-2 in an R-40A zone.

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

Dated at Suffern, New York

F. Charlene Weaver, Chairperson

This 20th day, February 2020