

Town of Ramapo

237 Route 59

Suffern, New York 10901

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Building, Planning & Zoning

To be published June 11, 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, **June 18, 2020 at 6:30 p.m.**, or as soon thereafter as all matters can be heard at Ramapo Town Hall, 237 Route 59, Suffern, New York. The Meeting will be either on ZOOM or in-person as the Governor's Executive Orders allows. In the event that in-person attendance is not permitted because of the COVID-19 Executive Orders by the New York State Governor, then procedures for a Public Hearing by ZOOM will be timely posted on the Town website at WWW.RAMAPO.ORG

Details on the on the following Agenda items:

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 Connectivity Systems, LLC, 241 Viola Road, Monsey Valley New York, to appeal the Building Inspector's decision for regarding building permit fees, with respect to building permit 19-0243, Building "A", mixed use building, issued on August 26, 2019. The property in question is: 79 Grove Street, Monsey, New

York, located on the north side of Route 59, 0 feet west from the intersection of Augusta Avenue, which is known and designated on the Ramapo Tax Map as Section 56.11-3-53 in a MU-1 zone.

Application of Usher Zelig and Fraidy Gutwein, 34 Old Nyack Turnpike, Unite #3, 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 conversion, maintenance and use of an unfinished basement to living space in an existing two family dwelling with one accessory apartment, which will have less than the required side setback and greater than permitted floor area ratio. The property in question is: 34 Old Nyack Turnpike, Unit #3, Monsey, New York, located on the on the north side of Old Nyack Turnpike, approximately, 90 feet east from the intersection of Hammond Street, which is designated on the Ramapo tax Map as Section 56.16-2-15.3 in an R-15A zone.

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.

BY ORDER OF THE ZONING BOARD OF APPEALS OF THE TOWN OF RAMAPO, F. Charlene Weaver, Chairperson

**Dated at Suffern, New York
This 9th day of June 2020**