

Town of Haverstraw Zoning Board of Appeals
One Rosman Road
Garnerville, NY 10923

Request for a GML Review
Please forward all comments to
Annette Hendrie, Principal Clerk-Typist
atorres@townofhaverstraw.org

February 26, 2025

Re: Chad Wollman
24 Rosman Road, Thiells NY 10984
Section: 26.09 Block: 02 Lot: 41

Rockland County Dept. of Planning (845) 364-3448
50 Sanatorium Rd., Bldg. T
Pomona, NY 10970
Attention: Michael Kezner

Rockland County Highway Dept. (845) 638-5060
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attention: Dyan Rajasingham

Rockland County Drainage Agency (845) 638-5061
26 Scotland Hill Road
Chestnut Ridge, NY 10977
Attention: Shajan Thottakra

Rockland County Environmental Resources (845) 364-2670
50 Sanatorium Road, Bldg. K
Pomona, NY 10970
Attention: Allan Beers

Rockland County Dept. of Health (845) 364-2512
PO Box 350
50 Sanatorium Road, Bldg. D
Pomona, NY
Attention: Liz Mello

Rockland County Office of Fire & Emergency Services (845) 364-8800
35 Firemens Memorial Drive
Pomona, NY 10970
Attention: Chris Jensen

Town of Haverstraw Zoning Board of Appeals

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Chad Wollman, 24 Rosman Road., Thiells to construct a new 19' x 38' Side Yard Addition to be constructed on the Westerly side.

The following Variances are required:

1. Legalize Existing Condition:

- **Minimum Lot Area**
Required - 15,000 Sq./Ft.
Provided – 12,786 Sq./Ft.
Variance Required - 2,214 Sq./Ft.
- **Rear Yard Depth**
Required – 35' (Ft.)
Provided – 28.1' (Ft.)
Variance Required - 6.9' (Ft.)

2. Side Yard Addition (Westerly Side):

- **Side Yard Setback:**
Required – 20' (Ft.)
Provided – 15' (Ft.)
Variance Required - 5' (Ft.)

Said property being located on the Northwest corner of Caruso Ct. and Rosman Rd. and on the Town of Haverstraw Tax Map as Section-26.09, Block-02, Lot-4.1.

Said Public Hearing shall be held on Wednesday, March 12, 2025 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Wilbur Aldridge, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Principal Clerk-Typist
February 26, 2025



**TOWN OF HAVERSTRAW
BUILDING DEPARTMENT**

George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

John P. Gormley
Code Enforcement Officer

11/26/2024

Variance Letter

Chad Wollman
24 Rosman Rd.
Thiells, NY 10984

Location: 24 Rosman Rd. Thiells, NY 10984
SBL: 26.09-2-41

To whom it may concern,

For a Building Permit to be issued for a proposed 19' x 38' side yard addition located in the R-15 zoning district, the following variance must be granted by the Town of Haverstraw Zoning Board of Appeals (ZBA).

The variances required for this application to move forward are:

1. Legalize existing condition:
 - Minimum Lot Area, Required is 15,000 sq/ft, provided is 12,786 sq/ft. a 2,214 sq/ft variance is required.
 - Rear Yard Depth, Required 35', provided is 28.1' a 6.9' variance is required
2. New Westerly Side Yard Addition:
 - Side Yard Set Back, Required is 20', provided is 15' a 5' variance is required

Should you have any questions please don't hesitate to contact me, my preferred method of communication is email.

George T. Behn Jr. *Building Inspector II*
gbehn@townofhaverstraw.org

Narrative to Haverstraw Zoning Board of Appeals

The Wollman Residence
24 Rosman Road, Thiells, New York 10984

February 6, 2025

The applicant purchased this modest home in 2012. At that time, he and his wife had no children. In the last few years, they have had two children and have found the existing house to be much too small to accommodate their growing family. The existing house has a small kitchen, dining and living room area at the first floor, as well as two bedrooms and one bathroom. The second floor, while technically incorporating two bedrooms and a full bathroom, has a total usable square footage of only 325 square feet with minimal head clearance under a sloping roof— making this second-floor space virtually unusable from a practical standpoint. The applicant seeks to add a second-floor master bedroom suite and to enlarge the existing kitchen, dining, and living areas to accommodate a reasonably sized kitchen, dining room table, and living room area. The applicant and his family are well-established within the area and wish to remain in the house and neighborhood that they love. The only way to accomplish this is by way of an addition, which can only be achieved by the granting of the Required Side Yard Width variance requested and variances for the existing, non-conforming Required Rear Yard Depth and Minimum Lot Area.

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956
845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Zoning Board Of Appeals

APPLICATION TO THE ZONING BOARD OF APPEALS

PLEASE TYPE OR PRINT CLEARLY

PART I - OWNER INFORMATION

DATE: _____ 2022

Property Location: 24 ROSMAN ROAD, THIELLS, N.Y. 10984

Owner(s) of Record: Full name(s): CHAD WOLLMAN

Cell#: () - Work#: () - Home#: () -

Email Address: wollman@gmail.com

Mailing Address of Owner(s): 24 ROSMAN ROAD

City, State & Zip Code: THIELLS, NEW YORK 10984

PART II - AGENT INFORMATION - (If Applicable; Please Attach Owner Authorization)

Agent: Full name(s): JONATHAN HODOSH - ARCHITECT

Cell#: (845) 222 - 8941 Work#: (845) 638 - 9336

Email Address: jonathan@hodoshassociates.com

Mailing Address of Agent: 120 N. MAIN STREET, SUITE 501

City, State & Zip Code: NEW CITY, NEW YORK 10956

PART III - ATTORNEY INFORMATION -

Attorney for Applicant(s): _____

Phone #: () -

Email Address: _____

Mailing Address of Attorney: _____

City, State & Zip Code: _____

PART IV: APPLICATION DETAILS -

Section 26.09 Block 2 Lot 4.1 Zoning District R-15

Type of Variance Sought: (Please check one)

☒ Area Variance ☐ Use Variance ☐ Interpretation

Town Of Haverstraw Zoning Board Of Appeals
One Rosman Road - Garnerville, NY 10923
(845) 942-3710

OWNERS AUTHORIZATION FORM FOR AN AGENT

STATE OF NEW YORK

COUNTY OF ROCKLAND

I, CHAD WOLLMAN

Owner

residing at 24 ROSMAN ROAD, THIELLS, NEW YORK 10984

Owner Address

being the owner of premises 24 ROSMAN ROAD, THIELLS, NEW YORK 10984

Property Location

also known on the Town of Haverstraw Tax Map as Section 26.09 Block 2 Lot 4.1

hereby authorize JONATHAN HODOSH - ARCHITECT

Agent

whose mailing address is 120 N. MAIN ST. SUITE 501, NEW CITY, N.Y. 10956

Agent Address

to appear on my behalf before the Town of Haverstraw Zoning Board of Appeals

and to file any documents required with reference to my application.

I hereby agree to allow my Agent, whose name appears above, to act on my behalf and I further agree to abide by any requirements imposed by this Board as a condition of their approval.

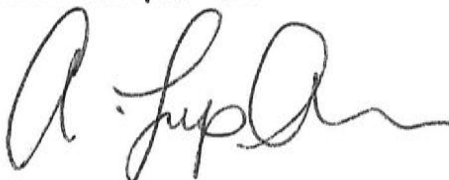
Owner Signature



Sworn to before me this 7th

Day of FEBRUARY, 2025

Notary Public



Audrey M. Lupachino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6417665
Qualified in Rockland County
Commission Expires May 17, 2025

ZONING BOARD OF APPEALS
INTER-COMMUNITY IMPACT FORM
239 DISCLOSURE

Applicant Name CHAD WOLLMAN

Property Address 24 ROSMAN ROAD, THIELLS, N.Y. 10984

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?

NO X YES _____ if you answered yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

NO The boundary of any existing or proposed county or state park or any other recreation area

NO The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

NO The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

NO The existing or proposed boundary of any county or state owned land on which a public building or institution is situated

Please note that the answers to these questions are needed in order to deem the application complete.

Applicant Signature 

Name (please print): Chad Wollman

Date: 2/7/25

**ZONING BOARD OF APPEALS
OWNERS AUTHORIZATION FOR A SITE VISIT**

I (Please print) CHAD WOLLMAN

grant permission for members of the Zoning Board of Appeals and/or representatives of same Board to make a site visit on my property should they deem it necessary to review my application. The property location is:

24 ROSMAN ROAD

THIELLS, NEW YORK 10984

Signed,



Date:

2/7/25

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

PLEASE SEE THE ATTACHED NARRATIVE

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

PLEASE SEE THE ATTACHED NARRATIVE

Describe any circumstances supporting this application:

PLEASE SEE THE ATTACHED NARRATIVE

Has a variance or special exception use ever been applied for on this property?

☐ Yes ☒ No

If yes, indicate the Zoning Board of Appeals date of decision: _____

Is the subject property located within 500 feet of any of the following? No.

☐ Town or Village boundary line (if yes, indicate which Town or Village : _____)

☐ State road, park, or other recreational facility

☐ County Road or right of way

☐ Federal owned property

Application Questions from Haverstraw Zoning Board of Appeals

The Wollman Residence
24 Rosman Road, Thiells, New York 10984

February 6, 2025

From Town of Haverstraw Zoning Board of Appeals Application:

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

- A variance from the Minimal Lot Size requirement (12,785.91 square feet, where 15,000 square feet is required). This represents a pre-existing condition.
- A variance from the Rear Yard requirement (28.1 feet, where 35 feet is required). This represents a pre-existing condition.
- A variance from the Side Yard requirement (15 feet, where 20 feet is required). This represents a proposed addition.

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

The practical difficulties include the following:

- The existing lot size is undersized (12,785.91 square feet, where 15,000 square feet is required).
- The rear yard is existing, non-conforming (28.1 feet, where 35 feet is required).
- The existing lot is an irregularly-shaped corner lot with two front yards.
- The placement and orientation of the existing house, the non-conforming rear setback, and the existence of two front yard setbacks dictate that any practical addition would be to the west of the existing structure.

Describe any circumstances supporting this application:

The applicant purchased the property in 2012. The existing, non-conforming conditions existed at the time of purchase. The applicant has done nothing since acquiring the property to exacerbate the non-conforming conditions – but those conditions preclude construction of a reasonable addition without the granting of multiple variances.

Please answer the following:

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

There will be no undesirable changes to the neighborhood or detriment to nearby properties if the variances are granted. The proposed addition maintains the character of the existing house and is consistent with the other houses in the neighborhood.

GEORGE HODOSH ASSOCIATES – ARCHITECTS, P.C.

120 North Main Street, Suite 501, New City, New York 10956
845-638-9336 ♦ www.HodoshAssociates.com ♦ Email: info@HodoshAssociates.com

Area Variance Only

Please answer the following: PLEASE SEE ATTACHED NARRATIVE.

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

Is the variance is substantial?

Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

Is this a self-created difficulty?

Application Questions from Haverstraw Zoning Board of Appeals

The Wollman Residence
24 Rosman Road, Thiells, New York 10984

February 6, 2025

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

There is no reasonable alternative to achieve the desired goals, which does not involve the necessity of the area variances. This is due to the placement, orientation, and interior layout of the existing house, as well as the undersized, irregularly-shaped corner lot and the existing non-conformities.

Is the variance substantial?

The Side Yard variance (15 feet, where 20 feet is required) requested is not substantial. The other requested variances represent existing, non-conforming conditions.

Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

No, the variances requested will have no impact on physical or environmental conditions in the neighborhood or district as the Maximum Total Building Coverage (17%, where 25% is allowed) and Maximum Total Lot Coverage (31.9%, where 35% is allowed) are well below what is allowable in the district.

Is this a self-created difficulty?

The difficulty is not self-created. The applicant purchased the property in 2012. The existing, non-conforming conditions existed at the time of purchase. The applicant has done nothing since acquiring the property to exacerbate the non-conforming conditions – but those conditions preclude construction of a reasonable addition without the granting of multiple variances.

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Use Variance Only

N/A.

Please answer the following:

The applicant cannot realize a reasonable return, provided that the lack of return is substantial as demonstrated by competent financial evidence.

The alleged hardship unique relating to the property in question, and does not apply to a substantial portion of the district or neighborhood.

Will the use variance, if granted, alter the essential character of the neighborhood?

Has the alleged hardship been self-created?

Interpretation Only

$$N/\Delta.$$

A request for an interpretation is made for the following reason:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

March 4, 2025

Via email lahendrie@townofhaverstraw.org

Hon. Wilbur Aldridge and Members of the
Town of Haverstraw Zoning Board of Appeals
1 Rosman Road
Garnerville, New York 10923

***Re: Zoning Variances
Zoning Map Amendment and Site Plan
130 W Ramapo Road (Route 202)***

Dear Chairman Aldridge and Members of the Zoning Board of Appeals:

Our firm represents Artur Kondov (“Applicant”), the owner of real property located at 130 West Ramapo Road (Route 202) (“Property”). The Applicant proposes to re-position the Property through the construction of a high-quality office building, along with additional on-site parking and related site improvements (“Project”). To facilitate the Project, the Applicant has filed a petition to the Town Board for a rezoning of the Property from the Professional Office (PO) to Commercial (C) District, which will allow for more appropriate and contextual bulk dimensions for the surrounding community.¹

While the Applicant previously explored the idea of enlarging the building footprint by 2,000 s.f., after feedback from Town staff and members of the Planning Board, it has decided to remain with the 8,000 square feet building to reduce the amount of on-site parking required per the Town Code.

Thus, the proposed Project presently consists of 12,000 s.f., of which only 8,000 square feet will be utilized as high-office space, intended for professional tenants,² 48 on-site parking spaces to service the needs of the professional tenants, and site improvements, such as the installation of a drainage system that does not presently exist on the Property.

¹ The benefits of the rezoning include allowing the building footprint to be located further away from the adjoining residential properties to the north, while also bringing the site into alignment and contextuality with the existing commercial property immediately to the east. Thus, the rezoning will promote a coherent commercial gateway in the Town.

² While the Applicant must, per the Town Code, include the basement space in the total gross floor area, in fact the basement space will only be used as ancillary amenity space, such as a lounge area and/or kitchenette, for the internal use of existing tenants. Thus, the basement space will not create any additional occupancy or otherwise increase the intensity of use.

To facilitate our discussion, please find enclosed:

1. A Concept Plan, prepared by WeinbergLim Engineering, revised March 4, 2025;
2. Project Renderings, prepared by BILD Architecture;
3. Survey, prepared by Civil Tech Engineering & Surveying PC, dated April 20, 2023;
4. Parking and Traffic Evaluation Study, prepared by Colliers Engineering & Design, dated March 3, 2025.

The purpose of this letter is to transmit this application to your Board and secure placement on your March 12, 2025 agenda.

PROPERTY & PROJECT

The Property is an approximately 1-acre site located in the PO District, which is presently subject to a zoning petition filed by the Applicant to re-position the property in the C District. The rezoning will bring the Property in line with the existing commercial shopping center to the east, and will enable the building footprint to be located further from the residential properties the north through more appropriate bulk regulations.

The Applicant proposes to construct an 12,000 s.f. office building, of which 8,000 s.f. will be utilized as professional office space. The Applicant plans to utilize the basement space as amenity space solely for the building's tenants, which will generate no additional occupancy or intensity of use. The Project will also include 48 parking spaces on-site, along with other site improvements like drainage resulting in net zero runoff.

TRAFFIC STUDY

The Applicant commissioned a Parking and Traffic Evaluation Study, prepared by Colliers Engineering & Design to better understand any potential impacts relating to parking and traffic. The study found that the proposed professional office use for 8,000 square feet would be adequately serviced by the 48 proposed parking spaces, including within the 85th percentile of potential demand, according to industry standards. Additionally, the proposed Project would generate a total of 12-19 trips during weekday peak AM Hours, and a total of 12-20 trips during the weekday peak PM hour, which is well below the 100 peak hour vehicle trip criteria in which the NYSDOT generally finds that adverse impacts may occur.

While we believe that our Parking and Traffic Evaluation Study provides the data to support a larger, 10,000 s.f. building, we took seriously the feedback and concerns from Town staff and have thus reduced the footprint back to its original size and footprint. Ultimately, we believe the Project, as it stands now, contains more than enough on-site parking to accommodate the projected office use demands.

ZONING VARIANCES

As a result of the dimensional constraints on the Property, the Project requires two area variances for deviations from bulk regulations in the C District, including the (i) total number of off-street parking spaces and the (ii) location of certain parking spaces within the 10' side yard setback.

Variance	Code	Required	Proposed
Number of Parking Spaces	Town Code § 167-11, Column 7 "Off-Street Parking"	80 spaces when including ancillary basement space, as per Code. Without calculating the ancillary basement space, only 53 spaces would be required	48 spaces
Location of Certain Parking Spaces within a Side Yard Setback	Town Code § 167-11, Column 9 "Additional Use Regulations, #12	10'	5'

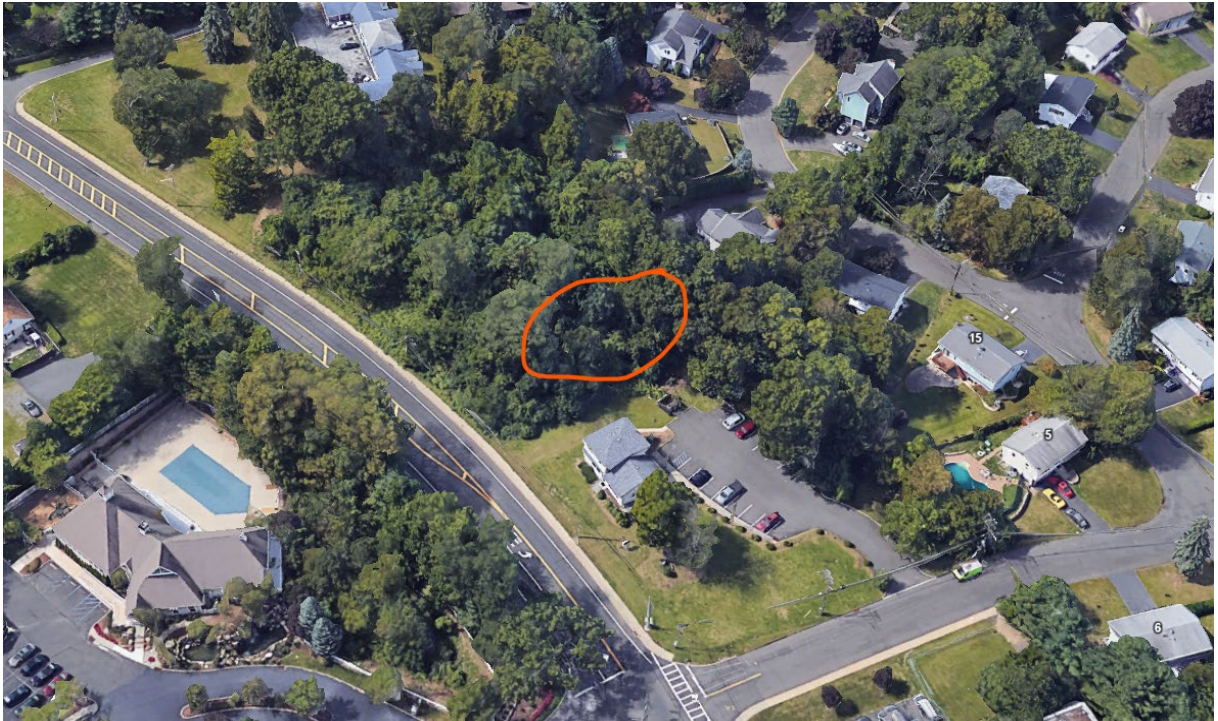
As discussed in more detail below, the proposed benefits to the community in granting these variances outweigh any potential adverse impacts to the surrounding community and neighborhood, which we respectfully submit are minimal.

- Whether an undesirable change in the character of the neighbor or a detriment to nearby properties will be created.*

First, we respectfully submit that the two necessary variances do not create adverse impacts on the surrounding community.

There will be no undesirable change in the character of the neighborhood or detriment to nearby properties as a result granting the parking variance. Based on the Parking and Traffic Evaluation Study, 48 spaces are more than enough to accommodate the anticipated demands generated by an 8,000 s.f. building containing professional office use.

Similarly, the location of the side yard parking spaces within the 10' setback will not create any adverse impacts on the surrounding neighborhood. As shown in below screenshot, the relevant side yard is located next to a large, wooded area on a property that contains a motel (non-residential) on the far, opposite side. The location of the parking spaces at 5', as opposed to 10' setback, will not harm or cause any detriment to the adjacent property owner or nearby residents.



(Approximate location of the side yard parking setback area and adjacent property line, showing the large, wooded area and significant distance to the existing commercial building on the far side of the adjacent property).

2. *Whether the applicant can achieve their goals via a reasonable alternative which does not involve the necessity of the area variances?*

Second, the benefit sought by the Applicant cannot be achieved via a reasonable alternative due to the constraints of the Property. The number of on-site parking spaces is driven by the size of the building, presently at 8,000 s.f. Any reduction in building footprint would simply make the development of this Project financially infeasible. Further, due to the Property uniquely containing two front yard setbacks that prohibit parking in those areas, the Applicant is already limited in its project design with respect to the availability of parking spaces.

The Applicant is similarly limited in its side yard parking setback. Moving those parking spaces to accommodate the 10' setback would shrink the otherwise available space for on-site parking. Thus, strict adherence with the 10' setback requirement would result in even fewer spaces.

3. *Whether the variances are substantial?*

While the Town Code requires that the basement of the building be incorporated in the overall square footage calculation, that basement portion will only be used in connection with the office uses. Thus, the amount of rentable square feet that will practically drive any external use

and associated parking demand on-site is limited to the 8,000 s.f. building space. Using the building space of 8,000 s.f., the Project deviates from the Town Code's requirements by 9.4%.

We respectfully submit that this deviation, as demonstrated in the recent ZBA decisions³ and through empirical data, is not a substantial variance. However, in the event that your Board does find that the 9.4% deviation is considered 'substantial', substantiality, under New York law, should not be judged in the abstract, but rather in the context of potential adverse impacts.⁴ As documented in the Applicant's Parking and Traffic Evaluation Study, a 8,000 square foot professional office building will produce much lower parking demand than the 48 spaces.

Additionally, while the numerical percentage of the side yard parking deviation (50%), appears high, in context, the variance as granted would not produce adverse impacts on the surrounding communities, or neighboring properties. As mentioned, this side yard is located adjacent to a large, wooded, commercial property and would not have a detrimental impact on its operations nor surrounding community.

4. Whether the variance will have an adverse impact on the physical or environmental conditions in the neighborhood?

Fourth, the requested variances will not have an adverse impact on the environment. As demonstrated in the Parking and Traffic Study Evaluation Study, there would not be any negative externalities borne by the surrounding neighborhood for this size and type of office building.

The location of the side yard parking spaces within the 10' setback will similarly not have an adverse effect on the neighborhood. As mentioned, the side yard is adjacent to a wooded, commercial property, in which granting this variance will not create an adverse impact on the neighboring physical or environmental conditions.

5. Whether there has been any self-created difficulty?

Fifth, while a hardship may be self-created, such a finding is not dispositive.⁵ Like the substantiality factor, the self-created nature of the variance must generally be viewed within the

³ For example, your Board recently approved an 22% parking deviation for Eastgate, 321 Route 202, Pomona, where only 80 parking spaces were provided for an 15,500 s.f. office building.

⁴ See e.g. *Wambold v. Vil. of Southampton Zoning Bd. of Appeals*, 140 A.D.3d 628, 630 (2d Dep't 2016) ("While we agree with the petitioner that the proposed variance was substantial, there was no evidence that the granting of the variance would have an undesirable effect on the character of the neighborhood, adversely impact physical and environmental conditions, or otherwise result in a detriment to the health, safety, and welfare of the neighborhood or community.").

⁵ *Peccoraro v. Humenik*, 258 A.D.2d 465 (2d Dep't 1999) ("Although one of the factors which must be considered is whether the applicant's difficulty is self-created, this factor is not determinative"), citing *Sasso v. Osgood*, 86 N.Y.2d 374 (1995).

context of the impacts that variance will generate if granted.⁶ As discussed, the unique site limitations and the lack of negative impacts resulting from these zoning variance should not bar the Board from granting zoning relief in the present instance.

CONCLUSION

In sum, we respectfully submit that the requested variances are non-impactful deviations that would ultimately facilitate the productive use of this currently underutilized property. Please place us on your March 12, 2025 agenda to discuss the foregoing and answer any questions you may have.

As always, please do not hesitate to reach out with any questions.

Respectfully Submitted,

ZARIN & STEINMETZ LLP

By: *Daniel Richmond*

Daniel M. Richmond
Matthew Behrens

cc: Ariel Kondov
WeinbergLim
BILD Architecture
Christie Tomm Addona, Esq.
Glenn McCreedy
George Behn

⁶ See e.g. *Goodman v. City of Long Beach*, 128 A.D.3d 1064 (2d Dep't 2015).

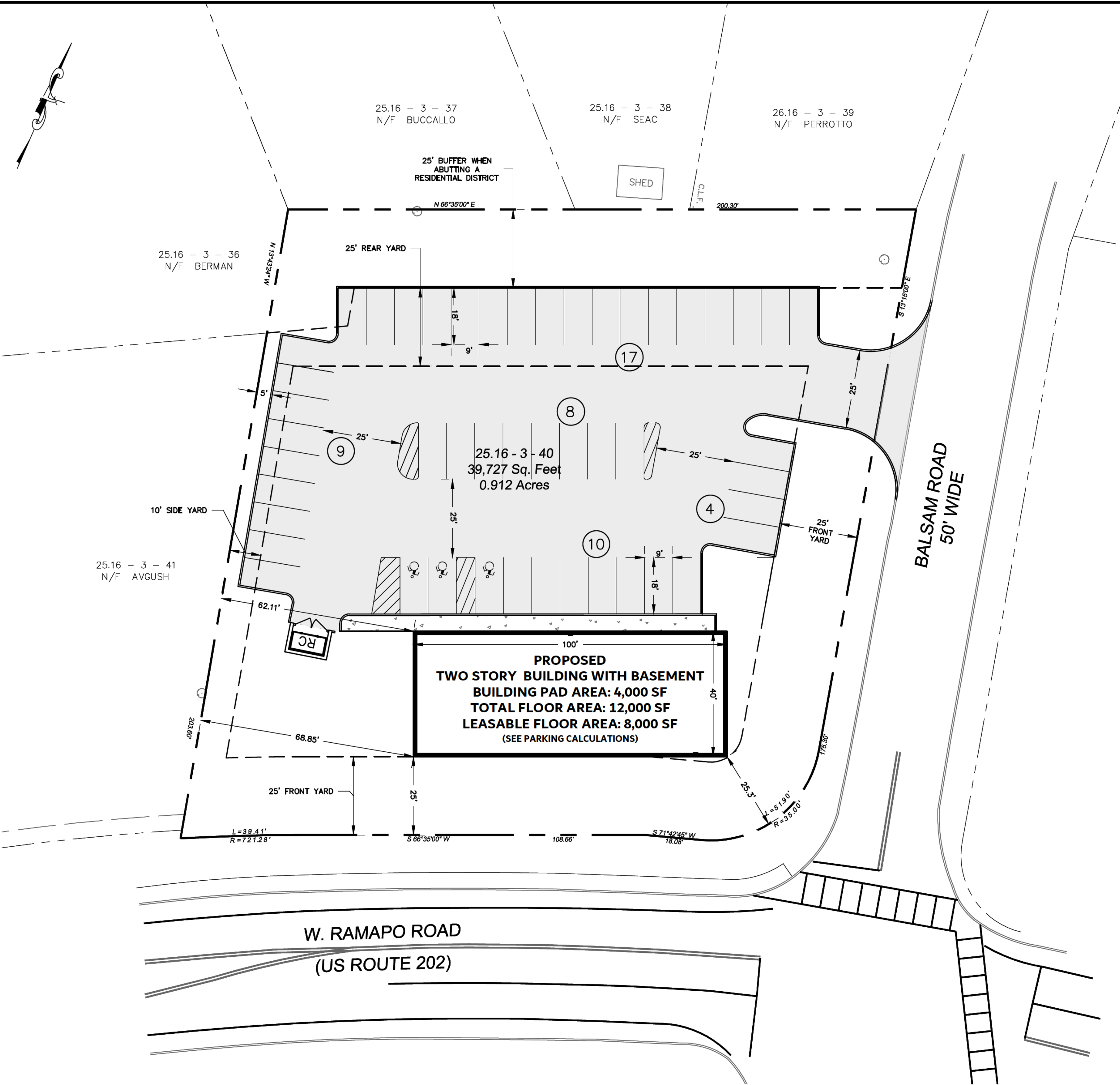


TABLE OF BULK REQUIREMENTS
TOWN OF HAVERSTRAW
USE: OFFICE

	MINIMUM LOT AREA (sq. ft.)	MINIMUM LOT WIDTH (feet)	MINIMUM STREET FRONTAGE (feet)	MINIMUM FRONT YARD (feet)	MINIMUM SIDE YARD** (feet)	MINIMUM TOTAL SIDE YARD (feet)	MINIMUM REAR YARD (feet)	MAXIMUM HEIGHT (feet)	MAXIMUM BLDG COVERAGE (%)	MAXIMUM LOT COVERAGE (%)	MINIMUM LANDSCAPE BUFFER (feet)	PARKING SPACES
REQUIRED C ZONE*	10,000	100	100	25	10	25 TO 35	25	35/ 2.5 STORIES	N/A	N/A	25	80
PROVIDED	39,727	196.0	375.27	25	62.11	N/A	25	28/ 2 STORIES	10	55.5	10	48

*THE PROJECT SITE IS LOCATED IN THE "PO" ZONE AND IS ADJACENT TO THE "CO" ZONE. THE BULK TABLE ASSUMES THAT THE ZONING DESIGNATION OF THE SITE TO BE CHANGED TO THE "CO" ZONE.

**VARIANCE REQUIRED. PER TOWN CODE § 167-11, COLUMN 9 "ADDITIONAL USE REGULATIONS", #12, SIDE YARD PARKING SETBACK OF 10 FEET IS REQUIRED. A 5' SIDE YARD PARKING SETBACK IS PROPOSED.

GENERAL SITE NOTES

- SECTION 25.16 BLOCK 3 LOT 40.
 - EXISTING BACKGROUND INFORMATION TAKEN FROM DRAWING TITLED "SURVEY MAP FOR 130 WEST RAMAPO ROAD" DATED 4/20/23, PREPARED BY CIVIL TEC ENGINEERING & SURVEYING PC.
 - AREA OF TRACT: 39,727 SF
 - ZONE: PO — PROFESSIONAL OFFICE*
 - USE=OFFICE
 - RECORD OWNER/APPLICANT:
 - FIRE DISTRICT: THIELLS ROSEVILLE
 - WATER DISTRICT:
 - WATER SUPPLIER: VEOLIA WATER
 - SEWER DISTRICT:
 - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE, TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
 - NO SIGN(S) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
 - UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE SITE PLAN APPROVAL ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
 - BASEMENT TO BE USED AS CAFETERIA BY TENANTS ONLY.
- *APPLICANT SEEKS ZONE CHANGE FROM PO ZONE TO C ZONE

BUILDING COVERAGE CALCULATION

LOT AREA = 39,727 S.F.
PROPOSED BUILDING PAD AREA = 4,000 S.F.
BUILDING COVERAGE = 4,000 S.F./39,727 S.F. X 100 = 10%

LOT COVERAGE CALCULATION

LOT AREA = 39,727 S.F.
PROPOSED BUILDING PAD AREA = 4,000 S.F.
PROPOSED DRIVEWAY AND PARKING AREA = 18,058 S.F.
LOT COVERAGE = 4,000 S.F. + 18,058 S.F./39,727 S.F. X 100 = 55.5%

FLOOR AREA RATIO (F.A.R.) CALCULATION

LOT AREA = 39,727 S.F.
TOTAL FLOOR AREA OF PROPOSED BUILDING = 12,000 S.F.
FLOOR AREA RATIO (F.A.R.) = 12,000 S.F./39,727 S.F. = 0.30

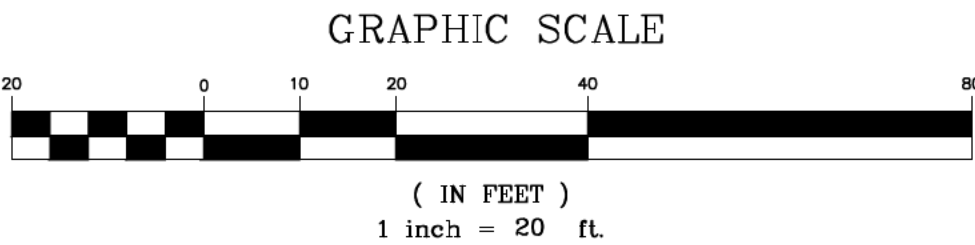
PARKING CALCULATION

OFFICE SPACE: ONE PARKING SPACE REQUIRED FOR EVERY 150 S.F. OF BUILDINGS FLOOR AREA.
TOTAL FLOOR AREA: 12,000 SF
12,000 S.F./150 S.F. = 80 PARKING SPACES

TOTAL FLOOR AREA EXCLUDING BASEMENT: 8,000 SF
TOTAL PARKING REQUIRED EXCLUDING BASEMENT: 8,000/150 = 53 SPACES*

TOTAL PARKING SPACES REQUIRED = 80 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 48 PARKING SPACES

*BASEMENT IS TO BE USED AS ANCILLARY AMENITY SPACE BY TENANTS ONLY. AS SUCH, NO ADDITIONAL PARKING DEMAND WILL BE GENERATED.



130 WEST RAMAPO ROAD
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

LAYOUT PLAN

WEINBERGLIM
ENGINEERING

7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10577
(914) 570-0401
or@weinberglim.com

Job number:
24023

Drawn by:
AK

Checked by:
JL

Date:
10/14/24

Scale:
1" = 20'

Drawing Number:
2

2

REVISED BUILDING AND PARKING LAYOUT
1/27/25

REVISED BUILDING TO 8,000 SF
3/2/25

DATE



Memorandum

To: Town of Haverstraw Planning Board

From: Ronald P. Rieman, Senior Project Manager

Date: March 3, 2025

Subject: Parking and Trip Evaluation
130 West Ramapo Road, Town of Haverstraw, Rockland County, NY

Project No.: 24013582A

The following information has been provided to identify future parking needs for the proposed redevelopment of the 130 West Ramapo Road property. The following sections provides a description of the proposed Project and tasks undertaken in completing the parking evaluation and includes a comparison of the Town parking rates with current industry standards. In addition, the anticipated trip generation is also provided.

1. Project Description

The property at 130 West Ramapo Road currently consists of an existing building with access to Balsam Road. As shown on the Site Plan, a two-story office building is proposed consisting of 8,000 with 48 parking spaces provided. Access will continue to be provided via Balsam Road.

2. Required Parking based on Town Code (as shown on the Site Plan)

As shown on the Site Plan, based on Town Code the proposed office building would require 53 parking spaces (1 space per 150 SF for office space which would equate to 6.67 spaces per 1,000 s.f.). This would require a 9.4% reduction in parking.

It should be noted that the Town parking requirements are relatively high when compared to current industry standards. See Section 3, below.

3. Current Industry Standards (ITE Parking Generation)

As noted above, the Town parking requirements are relatively high when compared to industry standards. Based on studies contained in the Institute of Transportation Engineers (ITE) latest Parking Generation Manual, 6th Edition for Land Use 710 - Office, the following parking would be needed.

- Based on the ITE Average Parking Demand for similar uses, 16 parking spaces would be required (at 1.95 spaces per 1,000 s.f.) **and would be satisfied by the 48 spaces provided.**
- Based on the ITE 85th Percentile Parking Demand (Design Standard) 24 spaces would be required (at 2.98 spaces per 1,000 s.f.) **and would also be satisfied by the 48 spaces provided.**

A copy of the ITE Peak Parking Demand is contained is Attachment A.

4. Anticipated Trip Generation (ITE Trip Generation)

Based on information contained in the latest Institute of Transportation Engineers (ITE) "Trip Generation Manual", 11th Edition for ITE Land Use 710 - Office, the proposed office is anticipated to generate a total of 12 to 19 trips during the Weekday Peak AM Hour and a total of 12 to 20 trips during the Weekday Peak PM Hour

It should be noted that the anticipated trip generation, is below the 100 peak hour vehicles trip criteria by the NYSDOT where generally adverse impacts may occur.

A copy of the ITE Trip Generation is contained in Attachment B.

Parking Attachment A

ITE Peak Parking Demand

DATA STATISTICS**Land Use:**General Office Building (710) [Click for Description and Data Plots](#)**Independent Variable:**

1000 Sq. Ft. GFA

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Number of Studies:

77

Avg. 1000 Sq. Ft. GFA:

131

Average Rate:

1.95

Range of Rates:

0.50 - 3.60

33rd / 85th Percentile:

1.68 / 2.98

95% Confidence Interval:

1.79 - 2.11

Standard Deviation:

0.70

Coefficient of Variation:

36%

Fitted Curve Equation: $\ln(P) = 0.99 \ln(X) + 0.66$ **R²:**

0.83

Calculated Parking Demand:

Weighted Average: 16

Fitted Curve: 15

85th Percentile: 24

Traffic Attachment B

ITE Trip Generation

DATA STATISTICS**Land Use:**

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

221

Avg. 1000 Sq. Ft. GFA:

201

Average Rate:

1.52

Range of Rates:

0.32 - 4.93

Standard Deviation:

0.58

Fitted Curve Equation:

$\ln(T) = 0.86 \ln(X) + 1.16$

R²:

0.78

Directional Distribution:

88% entering, 12% exiting

Calculated Trip Ends:

Average Rate: 12 (Total), 11 (Entry), 1 (Exit)

Fitted Curve: 19 (Total), 17 (Entry), 2 (Exit)

DATA STATISTICS**Land Use:**

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

232

Avg. 1000 Sq. Ft. GFA:

199

Average Rate:

1.44

Range of Rates:

0.26 - 6.20

Standard Deviation:

0.60

Fitted Curve Equation:

$\ln(T) = 0.83 \ln(X) + 1.29$

R²:

0.77

Directional Distribution:

17% entering, 83% exiting

Calculated Trip Ends:

Average Rate: 12 (Total), 2 (Entry), 10 (Exit)

Fitted Curve: 20 (Total), 3 (Entry), 17 (Exit)

Town Of Haverstraw Zoning Board Of Appeals

One Rosman Road - Garnerville, NY 10923

(845) 942-3710

Christie Tamm Addona, Attorney

Annette Hendrie, Chief Clerk

PLEASE READ CAREFULLY and THOROUGHLY

An Incomplete Or Illegible Application Will Not Be Accepted And Returned To The Applicant
All submissions MUST be received three (3) weeks prior to a meeting and NO additional documents
will be accepted after five (5) days prior to a meeting

PROCEDURAL FORMAT FOR SUBMISSIONS TO THE ZONING BOARD OF APPEALS

Fees: Residential - \$150.00 Commercial - \$400.00 Vacant Land - \$300.00

A completed & notarized application

A short narrative describing the proposed project

A survey of the property

A check made payable to the Town of Haverstraw in the amount of the required fee

PROCEDURAL FORMAT FOR A PUBLIC HEARING

A Public Hearing must be held prior to the Zoning Board issuing an
Interpretation/Review of an Administrative Decision or Variance.

Newspaper Publication:

The Town of Haverstraw Clerk will prepare and publish a notice in the Legal section of
the local newspaper. The Zoning Board's Attorney will approve the notice prior to
publication. The notice will be published at least five (5) days prior to the Public Hearing.

Property Owner Notification:

The applicant will be responsible to notify all abutting property owners Certified-Return
Receipt at least five (5) days prior to the Public Hearing. The list of names and addresses
can be obtained from the Assessor's Office.

The same notice published in the newspaper must be sent out to each individual property
owner. A copy of the Legal Notice will be provided to the applicant by the Clerk.

An Affidavit of Mailing must be completed, signed by the mailer and notarized.
The form will be provided to the applicant by the Clerk.

Please be advised at the time of the hearing, the applicant is required to furnish the
Zoning Board of Appeals with the proof of each Certified Mailing and any Return
Receipts they received back.

Please organize the Receipts in the same order as they are listed on the Affidavit.

New York State Department of Environmental Conservation

SEQR Regulations

<http://www.dec.ny.gov/regs/4490.html>

"The SEQR Handbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

All Forms

<http://www.dec.ny.gov/permits/6191.html>

"SEQR Cookbook"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/cookbook1.pdf

"Local Official's Guide to SEQR"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrofficials.pdf

"SEQR Flow Chart and Time Frames"

http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrflow2003.pdf

**ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS**

Municipality _____ Date Sent _____

Board _____ Planning _____ ZBA _____ Town/Village _____ Meeting Date _____

File Name _____
Contact Person _____
Address _____

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- _____ RC Highway Department
_____ RC Division of Environmental Resources
_____ RC Drainage Agency
_____ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
_____ RC Sewer District #1
_____ NYS Department of Environmental Conservation
_____ NYS Department of Transportation
_____ NYS Thruway Authority
_____ NY-NJ Trail Conference (Long Path)
_____ Palisades Interstate Park Commission
_____ US Army Corps of Engineers
_____ Cornell Cooperative Extension of Rockland County
_____ Adjacent Municipality _____
_____ Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (n) _____ Subdivision
239 (l) & (m): _____ Site Plan _____ Variance _____ Special Permit _____ Zone Change/Amendment
_____ Other - Please list _____

Location of Parcel(s) _____

_____ Acreage of Parcel (s) _____
Existing Sq. Footage _____ Proposed Sq. Footage _____

The Property in Question Lies Within 500 Feet of:

- _____ County Road _____ State Road, Thruway, or Parkway
_____ County Stream _____ State Park
_____ County Park _____ Village, Town, or County Boundary
_____ County or State Facility _____ The Long Path

Map _____ Block _____ Lot(s) _____ Map Date _____
Map _____ Block _____ Lot(s) _____ Current Zoning _____

Brief Project Description _____

Variances Needed (if applicable)

Required

Provided

_____	_____	_____
_____	_____	_____
_____	_____	_____

APPLICATION REVIEW FORM

PART I

Name of Municipality Town of Haverstraw Date 3/3/25

Please check all that apply:

☒ Planning Board	☐ Municipal Board
☒ Zoning Board of Appeals* (Fill out Part II of this form)	☐ Historical Board
	☐ Architectural Board
☐ Subdivision # of Lots	☐ Pre-preliminary/Sketch
☒ Site Plan	☐ Preliminary
☐ Special Permit	☐ Final
☐ Conditional Use	
☐ Zoning Code Amendment	
☒ Zone Change	
☒ Variance	

Project Name: 130 W Ramapo

Tax Map Designation:

Section 25.16 Block 3 Lot(s) 40
 Section _____ Block _____ Lot(s) _____

Location: On the west side of Balsam Road,
_____ feet of _____ in the
 town/village of Town of Haverstraw

Street Address: 130 W Ramapo Rd (Route 202)

Acreage of Parcel 1.0 Zoning District PO (in progress conversion to C)

School District North Rockland

Postal District _____

Fire District Thiell/rseville fire

Ambulance District Haverstraw Ambulance

Water District WT221 Water district)

Sewer District Sewer 1 (town)

Project Description: (If additional space required, please attach a narrative summary.)

Reposition of the Subject Property from PO to C District, construct a 8,000 s.f.
 office building with on-site parking and related site improvements.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 2040
- 2) Total square footage 12,000
- 3) Number of dwelling units Zero/NA (office)

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type. No

Project History: Has this project ever been reviewed before? N/A

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)

County of Rockland) ss.:

Town/Village of Haverstraw)

Artur Kondov, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of Haverstraw, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Haverstraw in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee Artur Kondor
3 Vandenberg Circle Garnerville NY 10923
- b. Nature of interest _____
- c. If stockholder, number of shares 100%
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

APPLICATION REVIEW FORM

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

***The following two paragraphs are optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of Haverstraw from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature [Signature]
Print Applicant's Name ARTUR KONDOV

SWORN to before me this
3rd day of March, 2025

[Signature]
Notary Public



APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Haverstraw)

I, Artur Kondov being duly sworn, hereby
depone and say that I reside at: 3 Vandenberg Garnerville
NY 10923
in the county of Rockland in the state of New York.

I am the (*) owner in fee simple of premises located at:
130 W Ramapo Road Garnerville NY 10923

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber of conveyances, page or as Instrument ID # 2014-15331

Said premises have been in my/its possession since 7/24. Said premises are also
known and designated on the Town of Haverstraw Tax Map as:
section 25.16 block 3 lot(s) 10.

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner

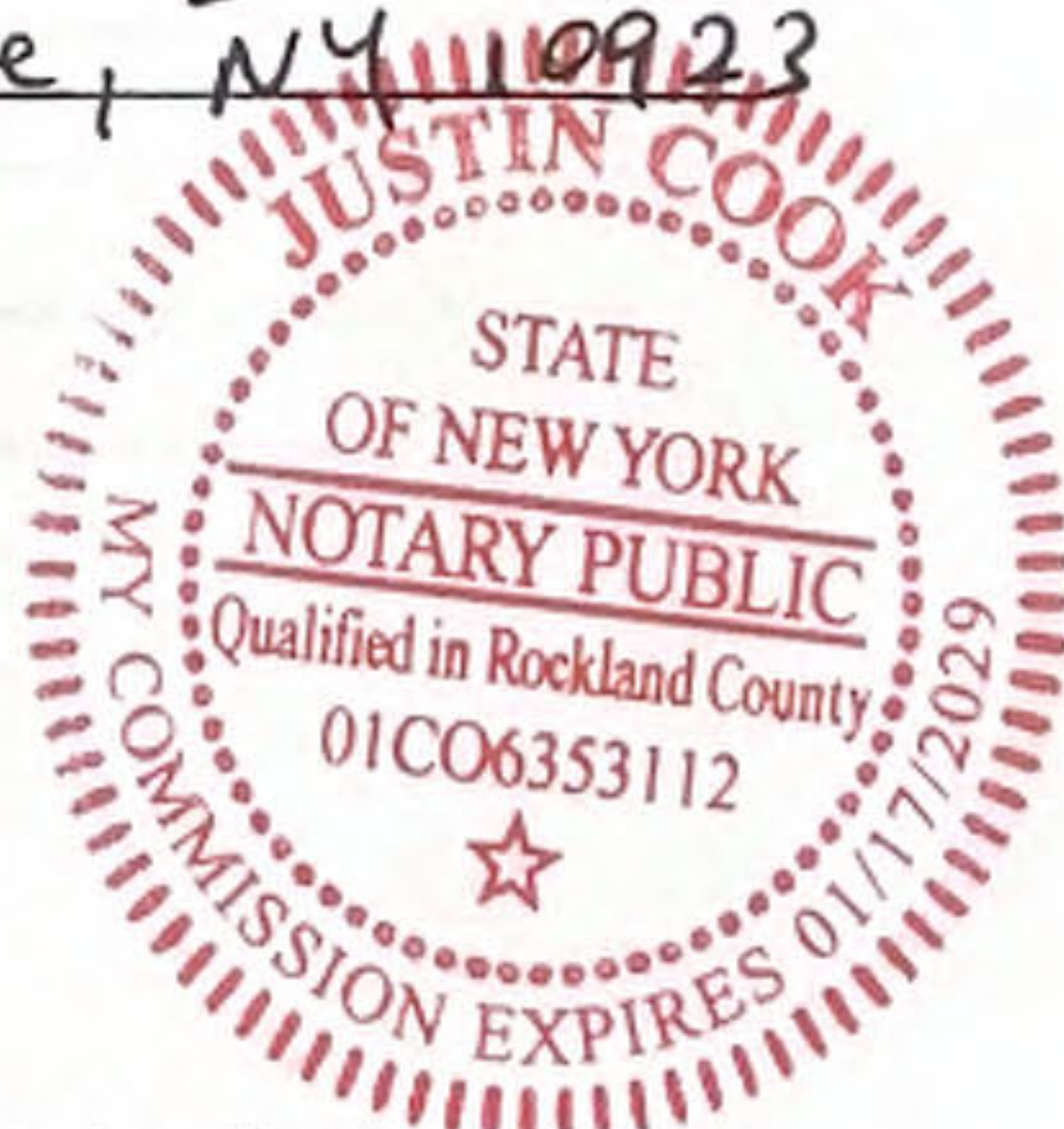
Mailing Address

Artur Kondov
3 Vandenberg Circle
Garnerville, NY 10923

SWORN to before this

3rd day of March, 20 25

Justin Cook
Notary Public



- * If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

Owners of Nearby Properties:

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

SWORN to before this

day of _____, 20_____

Notary Public

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

- Application, petition, or request is hereby submitted for: Town Code § 167-11, Column 7 "Off-Street Parking"; Town Code § 167-11, Column 9 "Additional Use Regulations, #12";
- ☒ (X) Area Variance from the requirement of Section _____;
- ☐ () Use Variance from the requirement of Section _____;
- ☐ () Special permit per the requirements of Section _____;
- ☐ () Review of an administrative decision of the Building Inspector;
- ☐ () An order to issue a Certificate of Occupancy;
- ☐ () An order to issue a Building Permit;
- ☐ () An interpretation of the Zoning Ordinance or Map;
- ☐ () Certification of an existing non-conforming structure or use;
- ☐ () Other (*explain*) _____;

To permit construction, maintenance and use of 8,000 s.f. professional office building

Previous Appeal:

- a. A previous appeal has, or has not, been made with respect to this property.
- b. Such appeal was in the form of:
- An AREA Variance; or
- A USE Variance; or
- Appeal from decision of Town Official or Officer; or
- Interpretation of the Zoning Ordinance or Map; or
- Other
- c. The previous appeal described above was appeal number , dated and was (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article _____, Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Dimension*	Column	Required	Provided
Number of parking spaces	7		48
Side Yard Parking Setback	9	10'	5'

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? Yes

Describe: Due to site and built constraints on the property, these variances are the minimum necessary amount to relieve practical difficulty and economic injury.

2. Is the variance substantial in relation to the zoning code? No

Explain: The variances are not substantial in relation to the zoning code, considering the lack of adverse impacts on the neighboring and surrounding communities.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: Granting these variances will not result in a substantial change in the character of the neighborhood, or a substantial detriment to adjoining property owners.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? No

Explain: The alleged practical difficulty and economic injury cannot be overcome by some method other than a variance.

APPLICATION REVIEW FORM

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? No

Explain: Granting these variances will not affect the health, safety or welfare of the neighborhood or community.

6. Will there be any affect on governmental facilities or services if this variance is granted? Yes

Describe: These variances will facilitate the construction of a 8,000 s.f. office building, which will utilize sewer, water and utility services.

7. Other factors I/we wish the Board to consider in this case are

Industry data on parking and traffic generation for this type of project; other recent ZBA decisions regarding parking reduction variances; and location of the side yard next to a wooded, commercial property.

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:
