

TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS

July 10, 2024 **7:00 PM**

PLEDGE:

ROLL CALL: Gregg Lawless, Wilbur Aldridge, Greg Merriweather, John Ramundo

ABSENT: Larry Margiotta (Vacation)

ADOPTION OF MINUTES: **June 12, 2024**

1. Shlomo & Aliza Hauer – 14 Valley Dr. (Thiells)

Section: 25.08 Block: 02 Lot: 64

Public Hearing – Construct a new 14'-8" X 36', 2 Story Addition with a full basement

Requesting the following Variance:

- **Side Yard: 15 Ft. is Required; 10 Ft. Provided**
A 5 Ft. Variance is Required

2. Edgar ChaCha – 61 W. Ramapo Rd. (Garnerville)

Section: 26.09 Block: 04 Lot: 16

Public Hearing – Construct a new 12' X 14' Backyard Cabana
Adjourn to August Mtg. at Applicants request

Requesting the following Variances:

- **Lot Coverage: 35% is Required; 55% Provided**
A 20%. Variance is Required

3. Jason Trow – 3 Sherman Dr. (Garnerville)

Section: 26.09 Block: 05 Lot: 14

Public Hearing – Construct a new 174.5 Sq. /Ft. Front Porch and legalize two existing Sheds

Requesting the following Variances:

- **Front Yard: 30 Ft. is Required; 19.5' Provided**
A 10.5' Variance is Required
- **Shed #1: 10 Ft. is Required; 6.9' Provided**
A 3.1' Variance is Required
- **Shed # 2: 10 Ft. is Required; .2' Provided**
A 9.8' Variance is Required

4. Luis Bermeo – 1 Locust Dr. (Thiells)

Section: 25.08 Block: 03 Lot: 07

Public Hearing – Construct a new 16' x 20' Backyard Shed

Requesting the following Variance:

- **Shed: Easterly Side Yard Line - 10 Ft. is Required; 2' Provided**
An 8' Variance is Required
- **Rear Yard Line: 10 Ft. is Required; 2' Provided**
An 8' Variance is Required

5. Marian Shrine – 174 Filors Lane (Stony Point)

Section: 20.13 Block: 01 Lot: 01

Public Hearing – Construct a new 480,725 SQ. Ft., 5 Mega-Watt (AC) Ground Mounted Solar Array

Requesting the following Variance:

- Minimum Lot Frontage, R-25 Zoning District -
125' Required; 46.1' Provided
Variance: 78.9'

6. Eastgate – 321 Rt. 202. (Pomona)

Section: 25.19 Block: 02 Lot: 19 & 20

Public Hearing – Construct a Two Story Office Building (17,714 Sq. Ft.)

Requesting the Following Variances:

- Off Street Parking – 119 Spaces Required; 80 Spaces Provided
Variance – 39 Space Reduction
- Vehicular Access Requirement – No Closer than 50 Ft. to any Property Line
Entrance to the site is 24.28' from Easterly Side Lot Line
Variance: 25.72'