

**TOWN OF HAVERSTRAW ZONING BOARD OF APPEALS**

**June 12, 2024**                      **7:00 PM**

**PLEDGE:**

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

**ABSENT:** Larry Margiotta (Vacation)

**ADOPTION OF MINUTES:**        **May 08, 2024**

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

**Section: 25.08    Block: 02    Lot: 64**

**Adjourned at Applicants Request**

**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**

**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. Shed 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'**

**TBD:**

**1. 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: A 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'**